



PLANNING COMMISSION AGENDA

Thursday, August 4, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:00 PM - Work Meeting: *(Front Conference Room)*

1. Election of Officers
2. Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. General Business:

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **July 7, 2016**

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

- 2.1 **25C06** – Jessop – 6767 W Rose Canyon Rd – Final Approval of the CC&R's for Oak Hollow – Zone: A-.25
- 2.2 **17S16** – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Proposed Subdivision of 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 *(Public Hearing held on June 16, 2016)*
- 2.3 **56C07-15** – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46
- 2.4 **14S15-01** – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94 *(Public Hearing held on June 16, and July 7, 2016)*
- 2.5 **56C07-10** – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94
- 2.6 **56C07-16** – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Approval of Elevations (Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 97

- 2.7 **21S16** – Herriman City – 3950 W Academy Parkway – Proposed Subdivision for a Public Right of Way – Zone: A-1, MU-2, R-2-15 – Acres: 10 (*Public Hearing held on July 7, 2016*)
- 2.8 **26S16** – Anthem Utah, LLC – 12309 S Mustang Trail Way – Proposed Plat Approval for Road Dedication – Zone: R-2-10– Acres: 3.912 – (*Public Hearing*)
- 2.9 **22S16** – DeHaan – 13850 S 7530 W – Proposed Subdivision of 28 Single Family Lots – Zone: A-.25 – Acres: 9.68 – Units: 28 (*Public Hearing*)
- 2.10 **18S14-01** – Callahan – 14369 S Oakfield Way – Proposed Subdivision Amendment – Zone: MU-2 – Acres: .28 – Units: 4 (*Public Hearing*)

3. Legislative Items:

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 3.1 **14Z16** – Herriman City – Text change to the Land Use Ordinance to create a Technology and Manufacturing Zone (*Public Hearing*)
- 3.2 **02G16** – Herriman City – Update to the Transportation Master Plan (*Public Hearing*)

4. Chair and Commission Comments:

5. Future Meetings:

- 5.1 City Council – Wednesday, **August 10, 2016 @ 7:00 PM**
- 5.2 Planning Commission Meeting – Thursday, **August 18, 2016 @ 7:00 PM**

6. Adjournment:

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah Public Notice Website www.utah.gov/pmn/index.html and on Herriman City's website www.herriman.org.

Posted and Dated this 28th day of July, 2016

*Cindy Quick, CMC
Deputy Recorder*

HERRIMAN PLANNING COMMISSION BYLAWS AND RULES OF PROCEDURE

A. ORGANIZATION

1. Appointment of Chair and Vice Chair: The Commission, at its first regular meeting in August of each year, shall select a Chair and Vice Chair.
2. The Chair to Preside at Commission Meetings: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.
3. Duties of the Chair:
 - a. To call the Commission to order on the day and the hour scheduled and proceed with the order of business.
 - b. To announce the business before the Commission in the order in which it is to be acted upon.
 - c. To receive and submit in the proper manner, all motions and propositions presented by the members of the Commission.
 - d. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the results of motions.
 - e. To inform the Commission, when necessary, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon legal counsel for advice.
 - f. To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.
 - g. To maintain order at the meetings of the Commission.
 - h. To move the agenda along, hold down redundancy by limiting time allowed for comments, if necessary, set guidelines for public input, and reference handouts and procedures during meetings.
 - i. Recognize speakers and Commissioners prior to receiving comments and presentations.

- j. If desirous of voting on a particular issue, the Chair may turn the position of Chair over to the Vice Chair or another Planning Commission member in the absence of the Vice Chair. The Chair will remain impartial on issues and not participate in the voting procedures unless called upon to break a tie vote.
- 4. Duties of the Vice Chair: The Vice Chair, during the absence of the Chair, shall have and perform all of the duties and functions of the Chair.
- 5. Secretary: The Planning Staff shall serve as secretary of the Planning Commission.
- 6. Secretary's Duties:
 - a. To post public notices and copies of the agenda of regular and special Planning Commission meetings, consisting of a quorum, 24 hours prior to the meeting according to Utah law.
 - b. To attend every session of the Commission, to take and record the roll, to read any communications, resolutions or other papers which may be ordered to be read by the Chair of the meeting and to receive and bring to the attention of the Commission all messages and other communications from other sources.
 - c. To keep the minutes of the proceedings of the commission and to record them.
 - d. To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission.
 - e. To ensure Commissioners receive materials pertinent to regularly scheduled Commission meetings three days prior to Planning Commission meetings.
 - f. To perform such other duties as may be required.

B. RIGHTS AND DUTIES OF MEMBERS

- 7. Meeting Attendance: Every member of the Commission shall attend the sessions of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary or chair.

8. Conflict of Interest: A Planning Commission member may declare a conflict of interest with specific agenda items. Members of the Planning Commission who feel they or any other member of the Commission may have an actual, apparent, or reasonably foreseeable conflict of interest on any matter that is on the Commission agenda shall explain the apparent conflict to the Commission. The Commission may then vote to decide whether the requested disqualification is justified. After declaring a conflict of interest, a Planning Commission member shall leave the room and not participate in the discussion and vote on the matter, nor attempt to use his/her influence with other Commissioners before, during or after the meeting. Below are some guidelines for conduct:
- a. There may be a conflict of interest if there are personal, familial, or financial ties between a Planning Commissioner and applicant on any items of business.
 - b. A Planning Commissioner may appear before the Commission through his/her employment as an advocate or agent for a proponent only after the Commissioner's disqualification on the subject matter.
 - c. A Planning Commissioner must not sell or offer to sell services or solicit prospective clients or employment by stating an ability to influence Planning Commission decisions.
 - d. A Planning Commissioner must not use the power of office to seek or obtain a special advantage that is not in the public interest nor any special advantage that is not a matter of public knowledge.
9. Explaining the Vote: After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.
10. Not to Vote Unless Present: No member of the Commission shall be permitted to vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any other person.
11. Place: All meetings of the Commission shall be held in the Herriman Community Center or at such other place as the Commission may designate. A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within Herriman for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place, or may be adjourned to any other room more convenient for conducting the business of the Commission, so long as proper notice of meeting location is posted for the general public as required by Utah

law.

12. Regular Meetings - Time for Notice: Regular meetings of the Commission shall be held on the first and third Thursday of each month at 7:00 p.m. and a work session as needed on the fifth Thursday of each month at 6:00 p.m. At the discretion of the Chair, field trips or additional work sessions may be held at appropriate times.
13. Special Meetings: The secretary shall give notice of the time and purpose of every special meeting of the Commission at least 24 hours prior to such meeting. Such notice shall be delivered to each member of the Commission personally, or by telephone. Such notice may also be given by the United States Mail, directed to the member of the Commission so to be notified at the member's residence and mailed no less than five days prior to the time fixed for such special meeting. It is specifically provided, however, that any member may, in writing, waive prior notice of the meeting.
14. Meetings, Matters Considered: Other Business items pertaining to the affairs of the Herriman Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.
15. Quorum: Four members of the Commission shall constitute a quorum for the transaction of business. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted. Members abstaining from a vote, however, shall count toward consideration of a quorum. Except as otherwise specifically provided in these rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.
16. Training: Including but not limited to periodic training, ordinance and land use training and other training as determined from time to time.

C. PROCEDURE - ORDER OF BUSINESS

17. Order of Business: The order of business shall be as follows:
 - a. Field trip (if needed)
 - b. Approval of minutes
 - c. Roll taken by secretary
 - d. Consideration of agenda items
 - e. Other business at the discretion of the Chair
 - f. Adjournment

18. Field Trips: On those occasions when site inspections are deemed advisable, field trips shall be held prior to the Planning Commission meetings, the time of the field trip to be posted on the agenda. Only Planning Commission members and pertinent staff shall be allowed to attend the field trip. Field trips shall be for the purpose of gathering information, not for discussing decisions.
19. Agenda for Meetings: The Planning staff, with the assistance of the Chair, shall prepare a written agenda for each meeting as far in advance as possible and shall email such agenda to each member of the Commission prior to the commencement of the meeting. Such agenda shall be emailed to the members of the Commission at least three days prior to each meeting.
20. Agenda Deadline: Requests for Planning Commission consideration must be properly presented (i.e., fees paid, applications and petitions filed) to the Planning Department a minimum of 21 days prior to the date requested for Planning Commission consideration.
21. Staff Report: Applications presented to the Planning Commission for their consideration shall be accompanied by a staff report detailing the overview, background, analysis and staff recommendation(s) which shall include findings of fact and conditions for approval. Staff reports shall address the portion of the Zoning Ordinance affected by petitioner's request and how it fits within the guidelines of the ordinance and the general plan. Staff reports shall be as concise as possible while allowing for adequate coverage of the subject matter and shall be made available to anyone requesting a copy of the staff report.

Copies of staff reports and other pertinent materials shall be made available to the Planning Commission members three days prior to regularly scheduled Planning Commission meetings.

22. Submission of Written Materials: Applicants or interested parties should submit written materials on the Thursday by noon, prior to the scheduled meeting to allow the Planning Commission adequate time to review the materials.
23. Notification of Public Hearings: Notices of all items scheduled for Planning Commission informal hearings shall be mailed to the appropriate parties within 10 days of the Planning Commission meeting.

D. PROCEDURE - ORDER AND DECORUM

24. Order of Consideration of Items: The following procedure will normally be observed, however, it may be rearranged by the Chair for individual items, if

necessary, for the expeditious conduct of business:

- a. Item introduction by Chair.
- b. Staff presentation and recommendation.
- c. Petitioner/Developer presentation of proposal.
- d. Opening of the public portion of hearings.
- e. Proponents/opponents comments.
- f. Public hearing closed.
- g. Planning Commission discussion and vote. The discussion is closed to the petitioner and public unless the Planning Commission requests additional information. Chair outlines possible actions: Approval, denial, continuation or approval with conditions. If additional information is required, the public portion of the meeting may be reopened by the majority vote.

E. PROCEDURE - MOTIONS

25. Making Motions: Any Planning Commissioner, but the Chair, may make or second a motion. Motions should state findings for approval or denial within the motion:
- a. Motions should state findings at the beginning of the motion followed by the recommendation to the appropriate body, if any, and should be concluded with the conditions of approval. The motion may refer to the staff report for the detail of the findings of fact and conditions for approval if the author of the motion finds them acceptable.
 - b. The staff summary should be sufficient in detail to assist the Commission in stating findings.
 - c. Motions may be repeated for clarification following discussion and prior to the vote at the request of any Commissioner.
 - d. Planning Commissioners may request legal advice from the City Attorney in the preparation, discussion and deliberation of motions.
26. Second Required: Each motion of the Commission must be seconded with the

exception of motions to amend a motion and motions to adjourn the Planning Commission meeting.

27. Withdrawing a Motion: After a motion is stated, the motion shall be in the possession of the Commission but may be withdrawn by the author of the motion prior to the vote. Withdrawal of a second is not necessary.
28. Motion to Table: A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and whenever possible, a specific time period to rehear the matter should be scheduled.
29. Amending Motions: When a motion is pending before the Commission, any member may suggest an amendment without a second, at any time prior to the Chair putting the motion to vote. The amendment must be accepted by the author and the second of the motion in order for it to amend the stated motion. The author and the second may choose not to accept the amendment.
30. Substitute Motions: A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion.
31. To Rescind a Motion: A motion to rescind or make void the results of a prior motion may take place when the applicant and other persons directly affected by the motion have not materially changed their position in reliance on the Commission's action on the motion.
32. To Reconsider a Motion: To recall a previous motion for further evaluation and/or action, a motion of reconsideration may be made by a Commissioner who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Commission. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.
33. Motion to Adjourn: A motion to adjourn the meeting shall be made at the end of each Planning Commission meeting. No second is required to the motion to adjourn.

F. PROCEDURES - DEBATE

34. Interruptions and Questions: No member of the Commission shall interrupt or question another member in debate without obtaining the Commissioner's consent, and to obtain such consent, shall first address the Chair.

G. PROCEDURES - VOTING

- 35. Changing a Vote: No member shall be permitted to change his/her vote after the decision is announced by the Chair.
- 36. Tie Votes: Tie votes shall be broken by the Chair casting a vote.
- 37. Conflict of Interest/Disqualification: Any member declaring a conflict of interest shall be disqualified and shall leave the room and not participate in the discussion and vote pertaining to that particular matter.
- 38. Abstention: Any member abstaining from a vote may remain seated at the table and participate in the discussion. Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.

H. PROCEDURES - SUSPENSION OF RULES

- 39. Suspension or Alteration of Rules: No standing rules of the Commission shall be altered, amended, suspended or rescinded without the vote of a majority of all the members of the Commission.

I. AMENDMENT OF RULES OF PROCEDURE

- 40. These rules of procedure may be amended at any meeting of the Commission held after notice by agenda of the proposal to amend the rules, upon a majority vote of all of the members of the Planning Commission, and after approval by the City Council.

J. RECORDING OF RULES

- 41. These rules and all subsequent amendments shall be recorded by the secretary in the Planning Commissioner's Handbook and copies shall be furnished to each member of the Commission.

Signature of Chair
Herriman Planning Commission



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, July 7, 2016
Waiting Formal Approval

6:08:12 PM **6:00 PM - Work Meeting:** *(Front Conference Room)*

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Blake Thomas, City Engineer

City Planner, Bryn McCarty informed the commission regarding a change to Gina Road in the Ivory Homes development on the Hamilton property. There was a concern with Gina Road being such a straight shot out of the subdivision. They would like to put a bend in the road so it will not be such a straight shot out and engineering was okay with it. City Engineer, Blake Thomas reported a concern with the road being very busy and felt that putting a bend in the road will actually slow traffic down. There was also a concern of people cutting through the subdivision to avoid the main road. He believes the bend in the road may reduce the amount of people who would use the subdivision to cut through. Staff asked commission if they could move forward with the change or if they would need to put it on a future agenda. The commission felt fine about staff moving forward with the change.

Mayor Freeman asked about the soccer field and whether there was sufficient parking for three fields in that area. Chair Smith explained that the commission required the applicant to work with Herriman City Parks Department for the designing of the park. They are unsure how many fields will fit there but sufficient parking would be required.



Review of Agenda Items

Item 2.1 – Public Right of Way Dedication – Chair Smith asked if the applicant was willing to make the whole dedication even though they are only constructing part of the road. Planner, McCarty explained

that the applicant would need to answer that question and reminded commission that they could approve the proposal contingent to the council decision because it's not changing the location of the road. Chair Smith suggested that it could be a recommendation in the approval. Planner, McCarty reminded him that they are approving a plat, not making a recommendation but it could be included in the motion.

Item 2.2 and 2.3 – Applicant requested to continue the items to work through engineering issues; storm drain, private road and public road.

Item 2.4 and 2.5 – Rosecrest Communities, Pod 8 – The development had included a piece that the community college wants to purchase. The applicant originally provided two options but now with the college moving forward with the purchase they are presenting only one for approval. There was going to be 125 townhome units but with that purchase there will now only be 97 units.

Item 2.6 and 2.7 – Park House at Rosecrest – the applicant proposed changing it from single family to townhomes, the commission had concerns with that proposal and the applicant changed it back to single family homes. Matt Watson explained that the previous proposal had 50 more units and it was a mix of townhomes and single family. The new proposal will be for all single family. There will be 20 more units than originally proposed. The overall Park House development was 181 lots for all phases. With this proposal there would be 201 lots. Chair Smith thought the proposal was better than the previous one. Mr. Watson reported that the right of way and setbacks will be the same as before. He also noted that in the staff requirements number nine states that they are required to provide an additional 40 feet of right of way for future transit, however, it is actually 30 feet and has already been dedicated. Chair Smith suggested it state that the dedicated 30 feet needs to be landscaped and maintained by the HOA.

Item 2.8 – Forman Flag Lot – City Planner, McCarty expressed loving the flag lot ordinance. She liked having the requirements spelled out in the ordinance. It made it easy to answer questions through the process. The proposal meets the ordinance for lot sizes and length of driveway. There will be an exception for the side yard setback; the ordinance requires eight feet but they only have six feet. The applicant would like an exception for fencing. There is existing chain link fencing around the property but the ordinance has a requirement for six foot vinyl fencing around all sides unless an exception is granted. The commission felt the requirements were changed to help replace fencing that is not to city standard.

Item 2.9 – Everill Wood Fence – City Planner McCarty reported that the proposed wood fence was on property that was part of the Dansie annexation in Lazy Creek Cove. The property was previously part of the county. The owner has always planned to build a fence. He recently started building the fence and the neighbor called the building department wondering if they needed a permit because it was taller than seven feet. When the building department went to the property the fence did not require a permit but they did inform the owner that our current fencing ordinance does not allow for a wood fence. The owner read the ordinance and called the city when he saw that it allows for an exception. Planner McCarty explained that he could ask the commission for an exception. By the time the owner received notice of the ordinance, the fence was almost complete, he only had one panel left to install. She explained that perhaps an exception could be granted because the area was just recently annexed and each lot is an acre. Commissioner Shakespear thought that the exception could also include a requirement for maintenance for the life of the fence. Planner McCarty emphasized that the area is very different and noted that the home is a log home.

Item 2.10 – Oak Hollow CC&R's – The home proposed for the subdivision will be beautiful. The homes are difficult to describe in written CC&R's. The homes will have a very different style for the area. Some of the styles do not have any brick or stone, while many of the styles do. Some of the roof pitches are

flatter than what is allowed by ordinance. The applicant explained that the majority of the elevations will have brick or stone. However, one style he'd like to build in the parade of homes is a modern farmhouse look and it does not have any brick or stone. It is all masonry but it is painted. Planner McCarty reminded the commission that the subdivision was approved prior to the new ordinance and that is the reason for the CC&R's. The applicant added that no stucco is allowed in the development. Commissioner Jacobson suggested that the commission could require the applicant to follow the standard, however, if one home deviates to bring it back for approval. The applicant felt fine with his suggestion he just wanted to move forward with the subdivision. He felt that he had good direction and asked if he needed to stay for the main meeting. The commission said they could continue the item at his request. Commissioner Berbert was unclear about the reinvestment fee, item 4.3.1 in the CC&R's. Matt Watson offered how that fee works in their developments; a portion of the fee goes to the HOA to set up the account and the other portion goes into a reserve fund for maintenance and upkeep. Commissioner Berbert wondered if the development is in A.25 which would allow for animals and the response was yes. He noted that item 6.9 would need to be removed because it states no animals are allowed. Item 6.14 talks about allowing rentals unless city ordinance prohibits it; because the ordinance prohibits rentals, it would make more sense to remove that item. Item 6.16 talks about maintaining temporary structures and it should just be removed. Item 14.2.3 and 14.2.4 talks about entering private residences and he thought that should be looked at legally. Applicant requested that staff email him a list of the items discussed and he could probably just remove the items. A brief discussion about the elevation that would be built as the model home took place. It was noted that it has a metal roof and the commission was fine with it.

Item 2.11 – Academy Parkway Right of Way – They have started grading for the road. City Engineer, Blake Thomas explained that the road will be five lanes and the bike lane was moved to an adjacent trail. There is no parking allowed on the road.

Item 3.1 – General Plan – Planning commission suggested some changes to the plan and Planner McCarty made those changes. Green space was added back into the commercial area. Majestic Oaks was changed to agricultural residential. Commissioner Berbert wondered if a light industrial area was added. The response was no, however, the commission could add an industrial area if they would like to. Planner McCarty thought they would wait until they had more information for the project and after it goes to council. The demographics and housing section needs to be updated with the most recent data.

City Planner McCarty asked who would be available for the next meeting on July 21, 2016. Commissioner Burkinshaw was disappointed to find out the interviews for a new planning commission member had already taken place. He thought that he would be invited to attend. Chair Smith explained that he misunderstood his desire and that the decision was ultimately the Mayor's decision.

Mr. Everill addressed the commission about item 2.9 and shared a brief history about the fence. Chair Smith explained that the commission would give him an opportunity to present his statement during the meeting.

6:59:50 PM Meeting Adjourned



Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Cindy Quick, Deputy Recorder
Blake Thomas, City Engineer

1. General Business:

Welcome

Chair Clint Smith welcomed those in attendance.

1.1 [7:09:15 PM](#) Invocation and Pledge

Val Steadman offered the invocation and Chad Everill led us in the pledge.

1.2 [7:09:36 PM](#) Roll call:

Full Quorum, Wade Thompson absent

1.3 [7:10:37 PM](#) Approval of Minutes for: June 16, 2016

Commissioner Chris Berbert **MOVED** to approve the minutes for June 16, 2016.

Commissioner Robyn Shakespear **SECONDED** the motion.

The voting was unanimous.

Vote passed.

Motion carried.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Smith noted the public hearings that remained open from the last meeting and reviewed the public comment policy and procedure. He also mentioned that item 2.2, 2.3 and 2.10 will be continued, per the applicant's request.

2.1 7:13:02 PM 13S16 – Rosecrest Communities, LLC – 4700 W Juniper Crest Rd – Proposed Subdivision for a Public Right of Way Dedication – Zone: R-1-15 – Acres: 7.55 (Public Hearing held on June 16, 2016)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The item proposed was for a plat for the road dedication for Juniper Crest. There were questions regarding the width of the road. Planning Commission would be approving the plat and city council will make the decision on the width. During the joint meeting with commission and council, they discussed being fine with a 90 foot road built now and to require additional right-of-way dedicated for the ability to widen the road in the future.

Matt Watson, Rosecrest Communities, explained that previous discussions were about the need for three lanes accommodating the bike lane and shoulder. The city did a study which verified that three lanes were necessary versus the desired five lanes. The council does want to maintain a six foot right of way in case the traffic models are wrong and there is a higher demand in the future. The right of way would be available if there is a need for a five lane road instead of the three lane road.

Commissioner Chris Berbert **MOVED** to approve the item with staff recommendations and all requirements that they have listed.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 7:16:27 PM 17S16 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Proposed Subdivision of 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 – Units: 83 (Public Hearing opened on June 16, 2016)

Chair Smith reminded those present that the applicant requested item 2.2 and 2.3 be continued.

Commissioner Adam Jacobson **MOVED** to continue the item.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

**2.3 7:17:12 PM 56C07-15 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15
Acres: 17.46 – Units: 83**

Commissioner Adam Jacobson **MOVED** to continue the item without date.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.4 7:17:37 PM 19S16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Proposed Subdivision of 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 125 (*Public Hearing opened on June 16, 2016*)

Chair Smith noted that item 2.4 & 2.5 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The item was for Subdivision and PUD approval. She explained that at the last meeting the community college expressed their desire to purchase lot A.

Matt Watson, Rosecrest Communities, oriented the commission with a site plan. He explained that Pod 8 would now hold 97 units. Park House would have 20 additional units instead of 30. Open Space Requirements were shown. He reported that Lot A is under contract with SLCC for purchase. The minimum setbacks would be 20 feet to the living space 17 feet to the porch.

Commissioner Jessica Morton asked if the units would have double car garages. The response was no, the units would have single car garages and single car driveways. There would be a minimum setback of 18 feet. He pointed out the 21 off-street parking stalls which ensure the 2.2 stalls per unit. Commissioner Chris Berbert asked for clarification on the setbacks for the units along the 66 foot right of way. The response was that the setbacks would be 20 feet to the living space and 17 feet to the porch. The front door of the homes would face the 66 foot right of way. A brief discussion about the layout of 4000 West took place. There will be a sidewalk along that road and a difference in grade from the road to the home. The units do not have basements. There would not be parking on

4000 West. Commissioner Jacobson asked about the square footage for the units. The applicant was not certain but thought the units would be about 1,800 square feet. He reported that the elevations would be brought back for approval.

Chair Smith clarified that the units would be 97 townhomes instead of 125 as listed on the agenda. Commissioner Jacobson wondered where the parking requirement came from. The response was that the ordinance only requires 2 stalls per unit, however, the applicant was showing 2.2 stall per unit. The parking ordinance would not affect Rosecrest design guidelines.

7:27:42 PM Chair Smith continued the public hearing and called for any citizen who would like to speak on this item to come forward.

Citizen Comments:

None

7:27:59 PM Chair Smith closed the public hearing.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and alteration to number nine to incorporate the current dedicated 30 foot right of way and that it will be maintained by the HOA and landscaped.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

**2.5 7:28:47 PM 56C07-16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Planned Unit Development Approval for 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92
Units: 125**

Commissioner Adam Jacobson **MOVED** to approve the item with staff requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.6 7:29:25 PM **14S15-01 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94 (Public Hearing opened on June 16, 2016)**

Chair Smith noted that items 2.6 & 2.7 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The submission was previously single family and they presented an amendment to change it to townhomes, however due to concern from commission, they changed it back to single family instead of town homes. The items are for subdivision and final PUD approval.

Matt Watson, Rosecrest Communities, provided the number of units and tabulation update. He showed the original plan with single family lots and pointed out the road layout. In switching back to single family it will have the same roadway. The south road would be the only private road which will allow two accesses. Commissioner Jacobson asked if lot 199 and 200 would access the public road, the response was yes.

7:33:36 PM Chair Smith continued the public hearing and called for any citizen who would like to speak on this item to come to the podium.

Citizen Comments:

None

7:33:50 PM Chair Smith closed the public hearing.

Commissioner Jacobson asked to see the correct map with the alignment of the staggered road. Mr. Watson explained that the map presented during the meeting was correct, however, the map was not in their packets. Commissioner Jacobson was very concerned about lot 198 being very small and very close to a future trax line. Mr. Watson explained that he could rotate the lots to the public right of way and making sure there would be no driveways in the first intersection. Commissioner Jacobson agreed but was still very concerned with the location and size of the lot.

A discussion about the road alignment between the two developments took place. Commissioner Jacobson was concerned about how the alignment would work. Chair Smith noted that the previous items (item 2.4 & 2.5) would be affected by the road alignment shown. Mr. Watson

reported that he would make sure the road ways line up. Commissioner Jacobson would like to see how it will work before he would approve the item.

Chair Smith thanked the applicant for taking the feedback offered from the commission and his willingness to make changes to the plan.

Chair Smith allowed Val Steadman to comment. Mr. Steadman suggested that Rosecrest remove one of the small lots of concern, make the remaining lot bigger and include more landscaping as an entrance to the subdivision.

Commissioner Adam Jacobson **MOVED** to continue the item without date.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.7 7:42:34 PM 56C07-10 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94

Commissioner Adam Jacobson **MOVED** to continue the item without date.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.8 7:43:00 PM 20S16 – Forman – 5862 W 13000 S – Proposed 2 Lot Subdivision – Zone: A-.25 Acres: .89 – Units: 2 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal was for a two lot subdivision using the new flag lot ordinance adopted last year. The existing home in the front meets the minimum 10,000 square foot requirement and the lot in back meets the minimum half acre requirement. The driveway is 20 feet. They are asking for an exception on the side yard setback to be six feet instead of the eight foot requirement. The flag lot ordinance does require fencing the entire property. The applicant would like to talk about an exception to the fencing requirement. Pictures of the property were shown.

Rodney Forman (applicant), 5862 W 13000 S, felt that a fence was not needed in the back because there were only sheds and no homes there. Jim Forman explained that the back lot is already fenced in. Rodney would be moving into the back lot to be closer to his dad. Rodney Forman asked for an exception on the side yard setback.

7:46:15 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Chair Smith reported that Jerry Walker provided a written comment to encourage this type of development in the area.

Val Steadman, 12964 S 5900 W, was not concerned about the six foot side yard. He asked for clarification on the requirement for the surface of the driveway. The response was that the requirement was for a 12 foot paved driveway.

7:48:02 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert asked about the existing fence lines. The neighbor does have a fence. There is an existing fence from the back of the home as well. The fencing was pointed out on the site plan and Jim Forman outlined the existing fences.

Commissioner Jeramy Burkinshaw was okay to make an exception on the six foot side yard. He would require a vinyl fence around the perimeter of the property except where the masonry fence exists. Chair Smith and Commissioner Jacobson agreed. Chair Smith explained that those requirements were made to keep with the city standard and felt the commission should stand by the ordinance. The location of the fencing requirement was outlined for the applicant. Rodney asked about the time frame for the fence requirement, he wondered if it could be installed at a later date. The commission explained that it would be very difficult to allow the installation of the fence to be at a later date. Chair Smith explained that the decisions made when creating the flag lot ordinance were difficult, however they felt the ordinance was necessary to preserve the look and feel of the city. Chair Smith explained that the back lot needs to be it's own separate lot and the issues that arise when doing so are tough to wrestle with. The applicant was strongly opposed to the fence.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with recommendations as outlined by staff, with a modification to item number four that all perimeter of the lot is enclosed by the standard six foot vinyl (fence) with the exception of the west side of the lot where the existing masonry fence is and a four foot (fence) at the front of the house for line of site.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.9 7:59:14 PM 34C16 – Everill – 13064 S Lazy Creek Cove – Request for an Exception to the Fencing Ordinance – Zone: A-1 – Acres: 1.2

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The property is part of the Dansie annexation. The fencing ordinance went into effect last year that does not allow wood fences. The ordinance does allow for the planning commission to give an exception. The owner built the fence unaware of the ordinance. Pictures of the property were shown. She requested that if the commission provides an exception to please clarify the reasons for the exception.

Chad Everill, 13064 S. Lazy Creek Cove, described the area he lives has four properties on a private dirt drive. He lives at the lowest elevation and privacy was at a premium. He asked for an exception to allow the eight foot wooden fence. He reported that he had discussed the fence with the owners to the south who are on an elevated plain. The owners could not help with the cost of the fence, so the Everill family saved and prepared to build the fence on their own. He stated that on June 6, 2016 he laid out the wood to dry, about a week later a complaint was filed. He explained that he called blue stakes and Herriman City's website didn't indicate that a permit was needed for the fence. His family built the fence together, it was only after that a Herriman City employee let him know about the ordinance. He asked the commission to allow them to keep the fence that his family saved for two years to purchase.

Chair Smith received a written comment from Janice Braegger and allowed her to address the commission.

Janice Braegger, 13094 S. Lazy Creek Cove, lives south of the Everill's home. She likes the fence and felt that it will make a good neighbor. She mentioned that she does not have money to install the fence. The fence was installed while she was on vacation and felt it was a good surprise. She did have concerns, however, that the slats were not secured to the fence and reported that they flap

when it's windy. She wondered about the last section that was not yet complete and the direction that the owners will be entering the lot because they have always entered in the garage from the south. She reiterated that she has no problem with her neighbor installing the fence but wondered if they would be staining both sides of the fence or not. She thought the fence should stay.

Mr. Everill addressed Ms. Braegger's concerns. He explained that he has proof of the wood had been sitting outside for a week and a half before the fence was installed. He reported that the slats would be moved together, where there is gapping, if he was allowed to continue the installation of the fence. He stopped construction because the notice from a Herriman employee was to stop construction immediately. He will complete the fence in a sturdy manner if the fence is allowed. He responded to Commissioner Berbert that the fence was made out of cedar. He also noted that the fence was built within his property border so he can maintain both sides while remaining on his property.

Janice Braegger offered a rebuttal. Chair Smith asked for her to keep the decorum of the meeting.

Commissioner Berbert felt that the fence should be allowed. He realized that Mr. Everill purchased the home three years ago and had been planning for the fence and saving up for it. He felt an exception should be granted and the main reason was because the fence was planned for before the fencing ordinance change was made in planning.

Commissioner Jacobson agreed with Commissioner Berbert but felt that if the wood should become irreparable then the applicant should be required to meet the current ordinance. Chair Smith felt there should be required yearly maintenance. He explained that the reason wood is not allowed in the ordinance is due to maintenance. Commissioner Burkinshaw felt that a variance seemed appropriate but if it falls in disrepair that that fence should be removed. Commissioner Berbert suggested that if the fence falls in disrepair that it either be removed or replaced with something that falls within the city guidelines. Commissioner Shakespear felt that the exception should be for the life of the wood.

Commissioner Chris Berbert **MOVED** to approve the exception for the fencing, in this case wood, with a couple of items to be added; one that all repairs on the fence will be required by the applicant and also maintenance, that it will be required by him. The second being that once the fence has got to a point where it is not able to be maintained and either needs to be replaced or torn down, his options are to replace it according to the city guidelines or tear it down completely. They are allowed to complete the construction.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.10 8:15:41 PM 25C06 – Jessop – 6767 W Rose Canyon Rd – Final Approval for the CC&R's for Oak Hollow – Zone: A-.25

Chair Smith explained that during the work meeting feedback was provided to the applicant and the applicant asked for the item to be continued to allow corrections to be made to the CC&R's.

Chair Smith explained that direction was provided to the applicant that he add language to the CC&R's that reflects the city standard and that those elevations that do not need meet the standard would come individually before the commission on a case by case basis to be approved.

Pictures of the home elevations were shown.

Commissioner Adam Jacobson **MOVED** to continue the item without date.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.11 8:18:36 PM 21S16 – Herriman City – 3950 W Academy Parkway – Proposed Subdivision for a Public Right of Way – Zone: A-1, MU-2, R-2-15 – Acres: 10 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The item was for a proposed subdivision for a public right of way. Academy Parkway is where the commission approved the RSL Training Academy. They have started grading and preparing the site. The commission would approve the plat to dedicate the road to the city. It would be a 90 foot right of way.

City Planner, McCarty explained that on the general plan the area was previously residential and would now change to commercial, at the request of the property owner. The commission will see a rezone application to rezone the area. Commissioner Berbert asked about planned traffic lights for the area.

City Engineer, Thomas reported that a signal is planned for Bruin View and Academy Park Way and that a signal will be installed by UDOT on Mountain View. The road will be a wide road with five lanes and stop controlled. At event times, traffic would be directed by police.

8:22:05 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Val Steadman, 12964 S 5900 W, questioned the 106 foot right of way on Juniper Crest. The response was that the road would be a 90 foot right of way. He was concerned that commercial in the area would bring more people and the city should plan for that.

8:23:53 PM Chair Smith closed the public hearing.

Commissioners felt that as long as the proposal works with the traffic study they were okay with the plan. City Engineer, Blake Thomas reported that the city did a traffic study and there was a concern for the peak traffic that would happen sporadically. The area would be designed for typical traffic. The commercial center area would have a wider road with turn lanes and a 126 foot right of way. There would also be a ten foot wide side walk to act as a bike lane. Infinity Consultants is designing the plan with Real Salt Lake.

Mr. Steadman wanted to ensure that the traffic study included the density. The commission explained that density is included with the traffic study. Mr. Steadman requested that a larger road was needed. Chair Smith requested that he have a discussion with staff regarding his concerns.

Chair Smith explained that he trusts the studies that are done by the city and the recommendations that are made. Commissioner Adam Jacobson trusts city staff as well but does want them to be consistent with the expectations they have of developers; typically commission receives the transportation study and the right of way width is included. Commissioner Burkinshaw agreed with Commissioner Jacobson he would expect a higher quality application from the city and he would like the item continued until the commission receives the information.

Chair Smith explained that the city engineer was present during the meeting and presented information about the study and did not feel it necessary to hold up the item because the information shared would be in the report it would not change.

Commissioner Jacobson offered a rebuttal that the map in the packet does not include a right of way and felt the study should be part of the packet as well.

Commissioner Berbert asked commissioners if they felt enough was missing that a decision could not be made during the meeting. Chair Smith agreed and thought it may be held up unnecessarily

because the same information would be provided on a report as was provided during the meeting. He felt holding them to the same standard moving forward would suffice.

Commissioner Jacobson reviewed the request submitted, he noted that it was a proposed subdivision of a public right of way but there was no mention of the width. Recommendations from staff included discussions and did mention a 90 foot width but based off the official public record, there was no mention of 90 feet. The overall map does not show 90 feet on the right of way and neither did the map. He felt it was not consistent with what was presented to the commission.

Commissioner Jeremy Burkinshaw **MOVED** to continue the item without date.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	No
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3. **Legislative Items:**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

3.1 **8:36:35 PM 01G16 – Herriman City – Proposed Amendment to the 2025 General Plan (Public Hearing held on June 16, 2016)**

City Planner, Bryn McCarty oriented the commission with changes made to the general plan. A new map with changes requested in previous meetings was shown. There were no changes made to the text, the only thing that will change in the document would be acreage numbers, based on changes to the map. This would be a recommendation to the council. The council will have a second public hearing and make the final decision.

Commissioner Burkinshaw questioned if there would be additional changes made before it moves on to city council. City Planner McCarty explained that the only change would be for six acres of open space which would change the table. The map being shown would be the map the council would see. The acreage in the document was not updated because she wanted to see if the commission had any additional changes to the map before updating the tables.

Jerry Walker turned in a written comment form and wanted it to be part of the public record. The comment stated that the low density agricultural is too overreaching in the north west part of the

city and old town. Changes to the A.25 zone have made it unattainable. Most of the A.25 zone is now nonconforming use.

Chair Smith commented that the general plan is a living document and thanked staff for the phenomenal job they do in keeping it up to date and identifying areas of concern. Commissioner Berbert agreed and appreciated the work that staff does. Commissioner Jacobson agreed, he thought the plan looked great. He understood that the numbers would not be updated until they approved it. Commissioner Morton thanked staff for their hard work as well.

Commissioner Jessica Morton **MOVED** to recommend approval to city council for the item.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

4. New Items of Subsequent Consideration:

Commissioner Burkinshaw reported being disappointed in the process that was followed to interview additional planning commission members. He explained that a couple of the planning commission members had asked to be part of those interviews. He encouraged the commission and staff to be more transparent and have adequate communication between staff and commission members. Commissioner Jacobson echoed his statements. He understood that staff does the best they can to communicate changes and he understood that developers do make changes at the last minute. However, he would like to be sure that both staff and commission have the same information and understand the same process, for the whole group. He wants them to move forward as a group, unified. Commissioner Burkinshaw added that he would like to discourage side bar conversations that affect the commission but that not all of the commission is privy to.

Chair Smith explained that he is for transparency in all aspects of city government and apologized if he had a misunderstanding that there was a desire from planning commission members to participate should the possibility be presented. He felt that as the chair he has been appointed by the Mayor and City Council and didn't feel that he had the opportunity to dictate what the process should be. He stated that he would do better with communicating the desire of the planning commission but does not have the authority that they will or will not include anyone in the next process. The recommendation comes from the Mayor and with the advice and consent of the council.

Commissioner Berbert questioned why staff, the Mayor and the chair were chosen to hold a discussion (about the process). Chair Smith responded that it was due to responsibilities of the positions and the

discussion was appropriately held. He apologized if he gave the impression that he had the authority to change the process, he does not have that authority. He reiterated that he will be better at communicating in the future and that direction was provided from the Mayor. Commissioner Burkinshaw, as the Vice Chair, made recommendation that all planning commission members are invited to attend interviews for additional planning commission members. He formally stated that he would like to participate in the process. Chair Smith said he will pass it on to the Mayor and explained that he was not trying to appear not to be transparent or to exclude people.

5. **Future Meetings:**

5.1 City Council Meeting – Wednesday, July 13, 2016 @ 7:00 PM

5.2 Planning Commission Meeting – Thursday, July 21, 2016 @ 7:00 PM

City Planner McCarty reported that the meeting on July 21st may be cancelled due to not having a quorum to conduct business.

6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Chris Berbert **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 8:49:05 PM.

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on July 7, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



Date of Meeting: 08/04/16	
File #	25C06
Applicant	Jessop
Address	6767 W Rose Canyon Road
Request	CC&R approval

Request for 25C06– Meeting Date 08/04/2016

The applicant is requesting CC&R approval for the Oak Hollow PUD

Site

The parcel is located at approximately 6775 W Rose Canyon Rd and contains 25.6 acres. This is the Oak Hollow Subdivision.

Zoning

The site is zoned A-.25.

Discussion

The Oak Hollow PUD was approved in August 2006. The developer is now ready to start building homes in the subdivision. CC&Rs were required to come back to the PC for final approval.

Typically, the CC&Rs include things such as minimum home size, materials, landscaping, and fencing. The proposed CC&Rs require 2,000 square feet above grade for a rambler, and 2,700 square feet above grade for a multi-story residence. They are also required to have a 3-car garage.

The applicant spoke to the PC at the last meeting regarding the architectural requirements. The PC suggested adding requirements similar to the City's single family dwelling standards, but allowing for the PC to grant an exception if needed. The applicant has amended the CC&Rs to add this language.

Recommendation

Staff recommends approval of the CC&R's as submitted.



Date of Meeting: 08/04/16	
File #	17S16
Applicant	Rosecrest Communities, LLC
Address	4600 W Juniper Crest Rd
Request	Proposed Subdivision of 83 Single Family Lots (Pod 32)



Date of Meeting: 08/04/16	
File #	56C07-15
Applicant	Rosecrest Communities, LLC
Address	4600 W Juniper Crest Rd
Request	Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32)

Request for 17S16/56C07-15 - Meeting Date 08/04/2016

Rosecrest Communities, LLC is asking for approval for a subdivision of 83 Single Family Lots (pod 32).

Site

The parcel is located at approximately 4600 W Juniper Crest Rd and contains 18.77 acres.

Zoning

The site is zoned R-1-15.

Background

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

Issues

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The proposed plan is for single family lots, with a density of 4.4 units per acre. The lots range in size from approximately 6,000 square feet to 12,200 square feet.

The proposed subdivision backs up to the open space in Juniper Canyon. The applicant is proposing a trail connection thru the subdivision to connect to the trail in the canyon. They have also added a tot lot and pavilion.

At the last PC meeting, there were concerns about only having one public access onto Juniper Crest Road. The applicant has changed the layout, and added a second connection to Juniper Crest. This resulted in them losing one lot, so the revised plan has 82 lots.

Recommendation

Staff recommends approval of the subdivision and final PUD with 82 Single Family Lots and the following requirements:

Subdivision Requirements

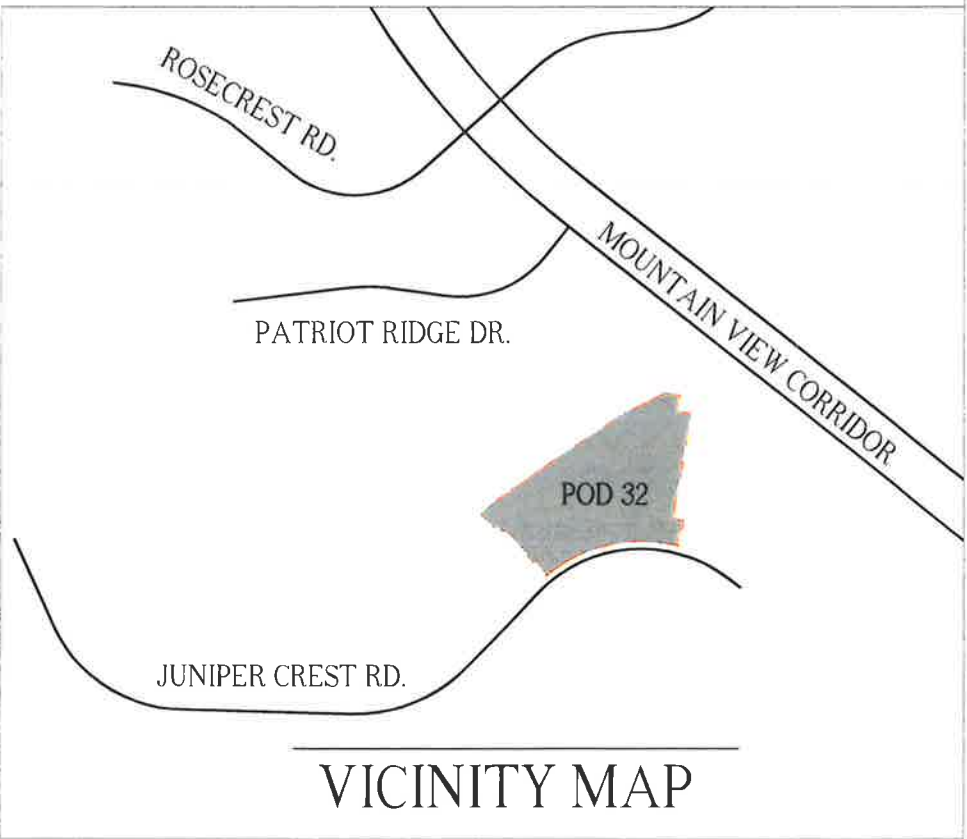
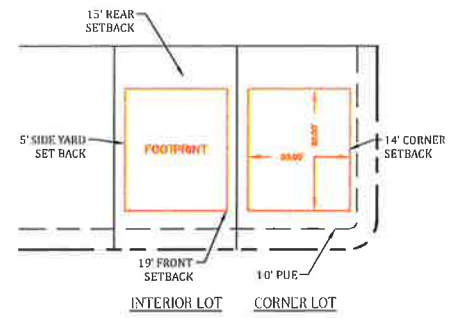
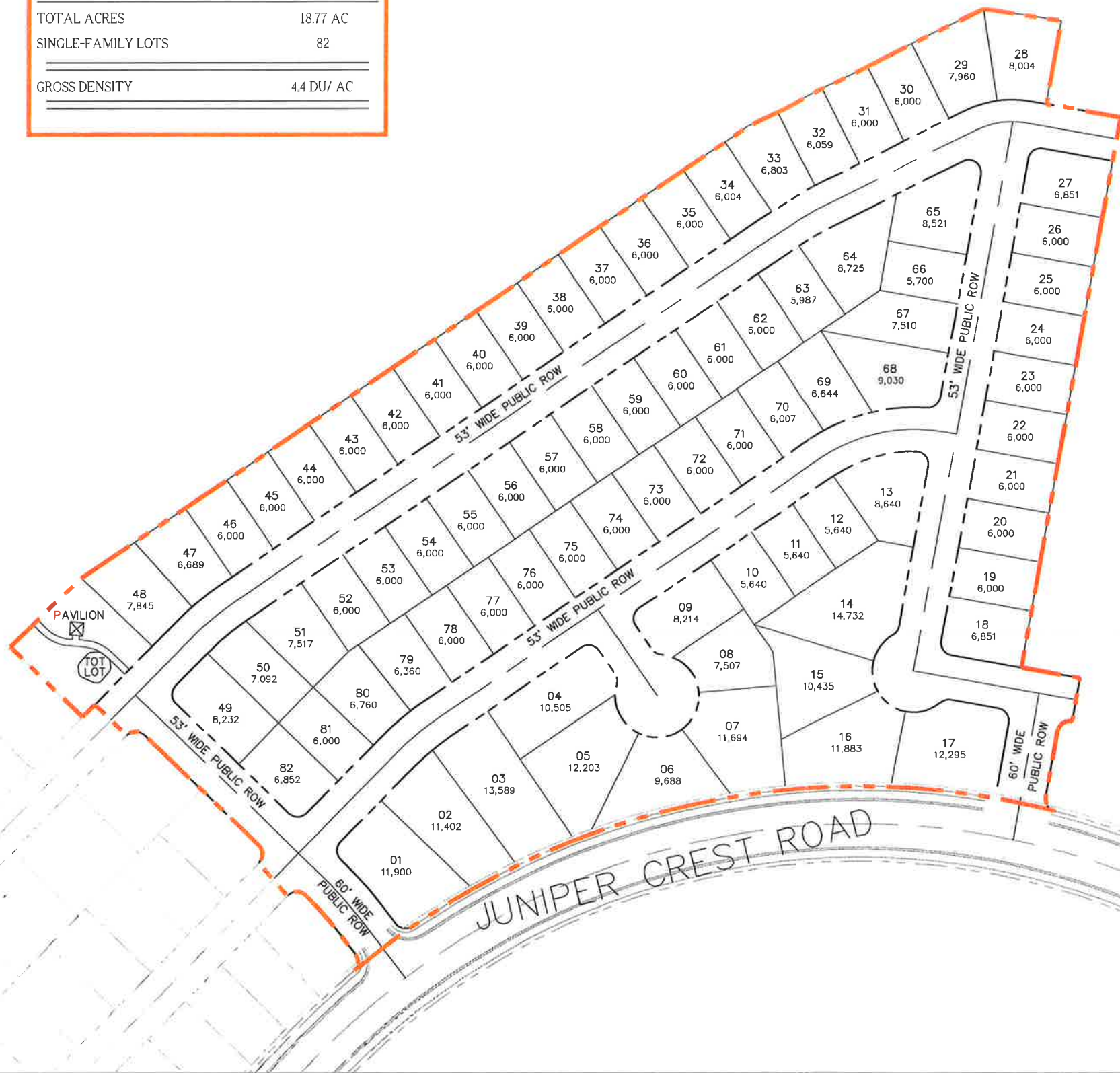
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, including UFA.
3. Install curb, gutter and sidewalk on all public streets.
4. Only 30 lots will be allowed on a single access from Juniper Crest Road.

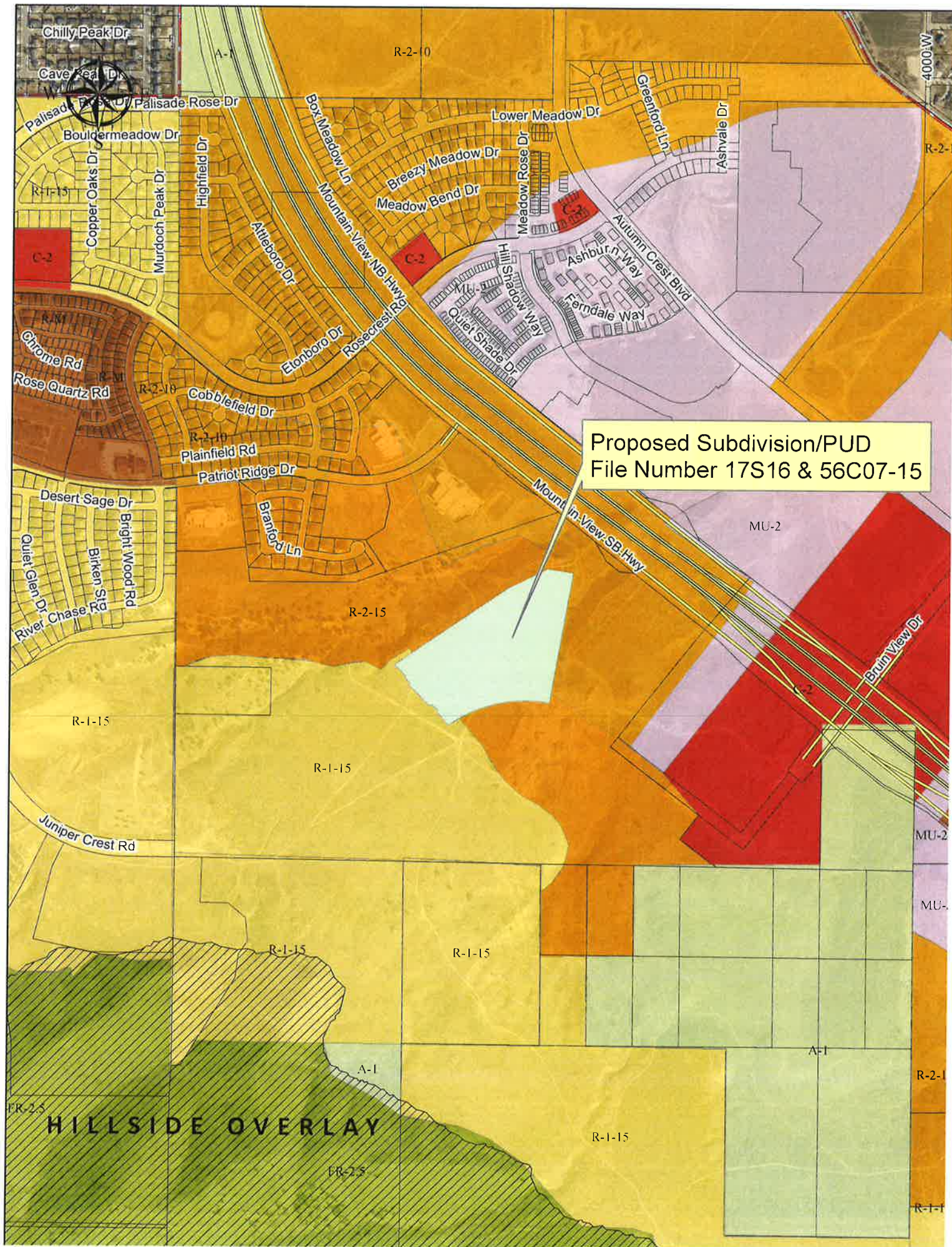
5. Approved horizontal and vertical design for Juniper Crest Road is required prior to begin engineering review of Pod 32.
6. Provide detail on how fencing, slope, and storm water will be managed between backyards on the interior lots.
7. Provide detail on how slope will be managed between backyards on the interior lots
8. Lots 01, 17, 49, and 82 may not access off main neighborhood access roads.
9. Work with engineering on meeting storm drain requirements.

PUD Requirements

1. Provide a 6 foot vinyl fence along Juniper Crest Road.
2. Install an 8 foot wide paved trail connection to the open space, including a tot lot and pavilion.
3. Setbacks to be as follows:
 - Front – 19' min.
 - Rear - 15' min. to living space, 5' min. to decks or patios at grade, 10' min. to deck 2' or more above grade.
 - Side - 5' min.
 - Corner - 14' min.

POD 32 LAND USE SUMMARY	
TOTAL ACRES	18.77 AC
SINGLE-FAMILY LOTS	82
GROSS DENSITY	4.4 DU/ AC







Date of Meeting: 08/04/16	
File #	14S15-01
Applicant	Rosecrest Communities, LLC
Address	14401 S Autumn Crest Blvd
Request	Subdivision Amendment to change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest)



Date of Meeting: 08/04/16	
File #	56C07-10
Applicant	Rosecrest Communities, LLC
Address	14401 S Autumn Crest Blvd
Request	Planned Unit Development Amendment to change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest)

Request for 14S15-01/56C07-10 - Meeting Date 08/04/2016

Oakwood Homes of Utah is asking for an amendment to the subdivision and PUD to add 50 more units totalling 94 townhomes and 20 single family lots

Site

The parcel is located at 14401 S Autumn Crest Blvd and contains 11.2 acres.

Zoning

The site is zoned MU-2.

Background

This property was approved as part of the Parkhouse subdivision with single family homes. The builder is now purchasing the adjacent property and would like to amend phases 4 and 5 of Parkhouse to make it townhomes, to blend with what he is proposing on Pod 8.

Issues

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The plan was originally approved with single family lots. The proposed plan was to amend the approval to add townhomes to the site. The applicant has now submitted a revised site plan. The new plan is all single family lots. There will be 20 additional lots in phases 4 and 5. There were originally 64 single family lots, and the proposal is for 84 lots.

At the last PC meeting there was concerns about a couple lots fronting the 60 foot road that enters the subdivision. There was also some discrepancies with the plan that was submitted to the PC and what was shown by the applicant during the meeting.

The plan has been revised to rotate the two lots so they now face an interior street. The applicant has also submitted an exhibit that better shows how the road lines up between this phase and the adjacent Pod 8.

Recommendation

Staff recommends approval of the amendment to the subdivision and PUD to add 20 more lots totalling 84 single family lots with all of the original requirement and the following additional requirements:

Subdivision Requirements

1. Meet with the Staff for review and final approval of the site plan.

2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Submit a phasing plan for the construction of roads. Only 30 lots will be allowed off of one access point.
5. Work with engineering on updating the traffic study and storm drainage requirements based on adding more units.
6. The 30 feet of right of way along Autumn Crest Blvd for future transit shall be landscaped and maintained by the HOA until the right of way is needed by UTA or the City.
7. Provide "No Parking" signage along Autumn Crest.

PUD Requirements

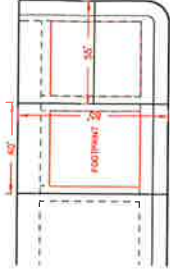
1. Setbacks shall be as follows:
 - Front - 14' min. to living space, 19' min. to garage.
 - Rear - 10' min. to living space, 5' min. to decks or patios
 - Side - 5' min.
 - Corner - 14' min.
2. All buildings shall meet the clear view triangle on the corner.
3. Design Guidelines as previously approved by the Planning Commission.
4. Provide a 6 foot vinyl fence along Autumn Crest Blvd. Install a 6 foot high solid visual barrier vinyl fence along the east property line.



LEGEND

PHASE 1 (9 Lots)	PHASE 4 (33 Lots)
PHASE 2 (61 Lots)	PHASE 5 (51 Lots)
PHASE 3 (47 Lots)	

Total Lots = 201



PARK HOUSE at ROSECREST Phase 4&5 Concept (07.12.16)



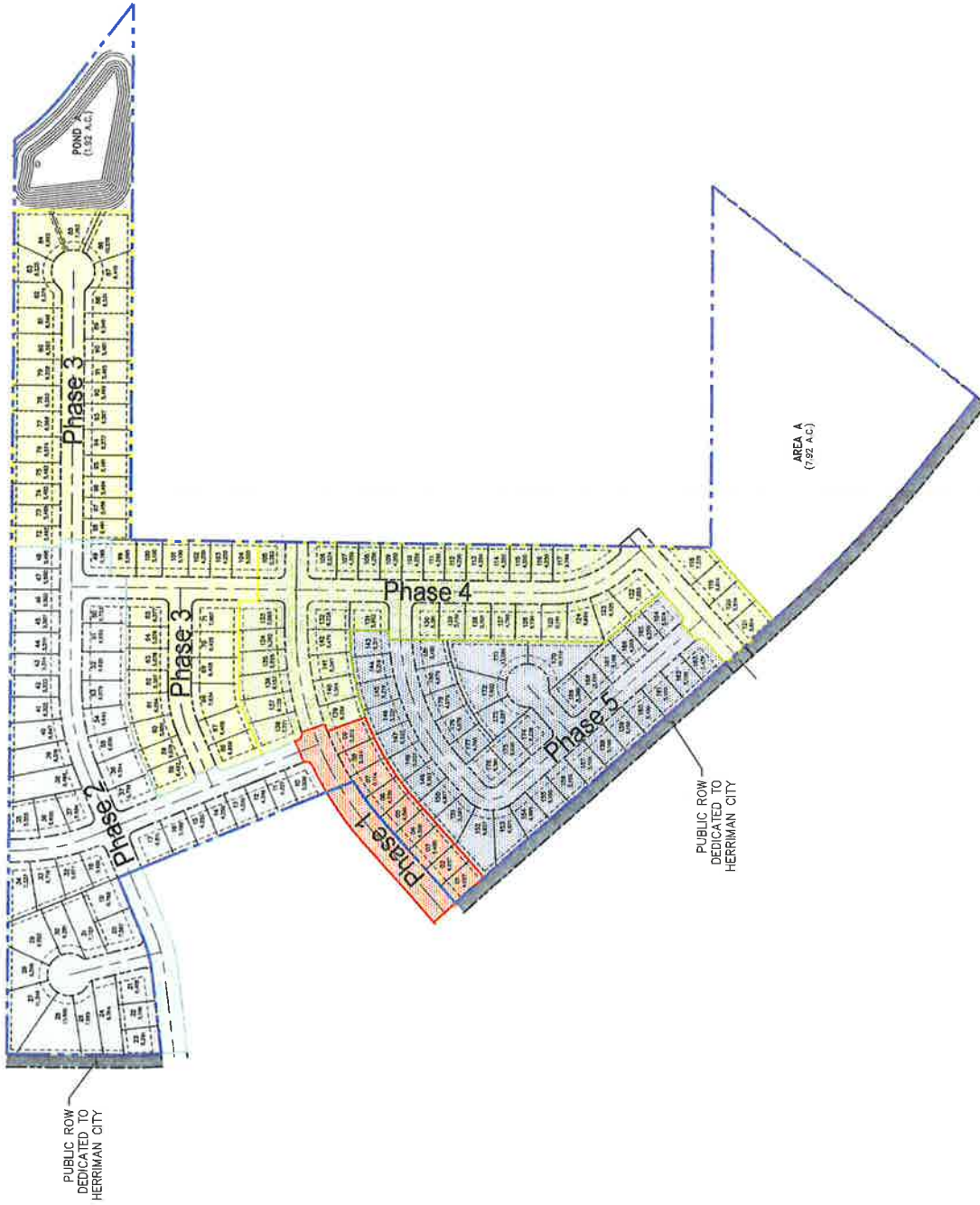
SCALE: 1:150



ROSECREST COMMUNITIES
Park House and Pod 8 (07.12.16)



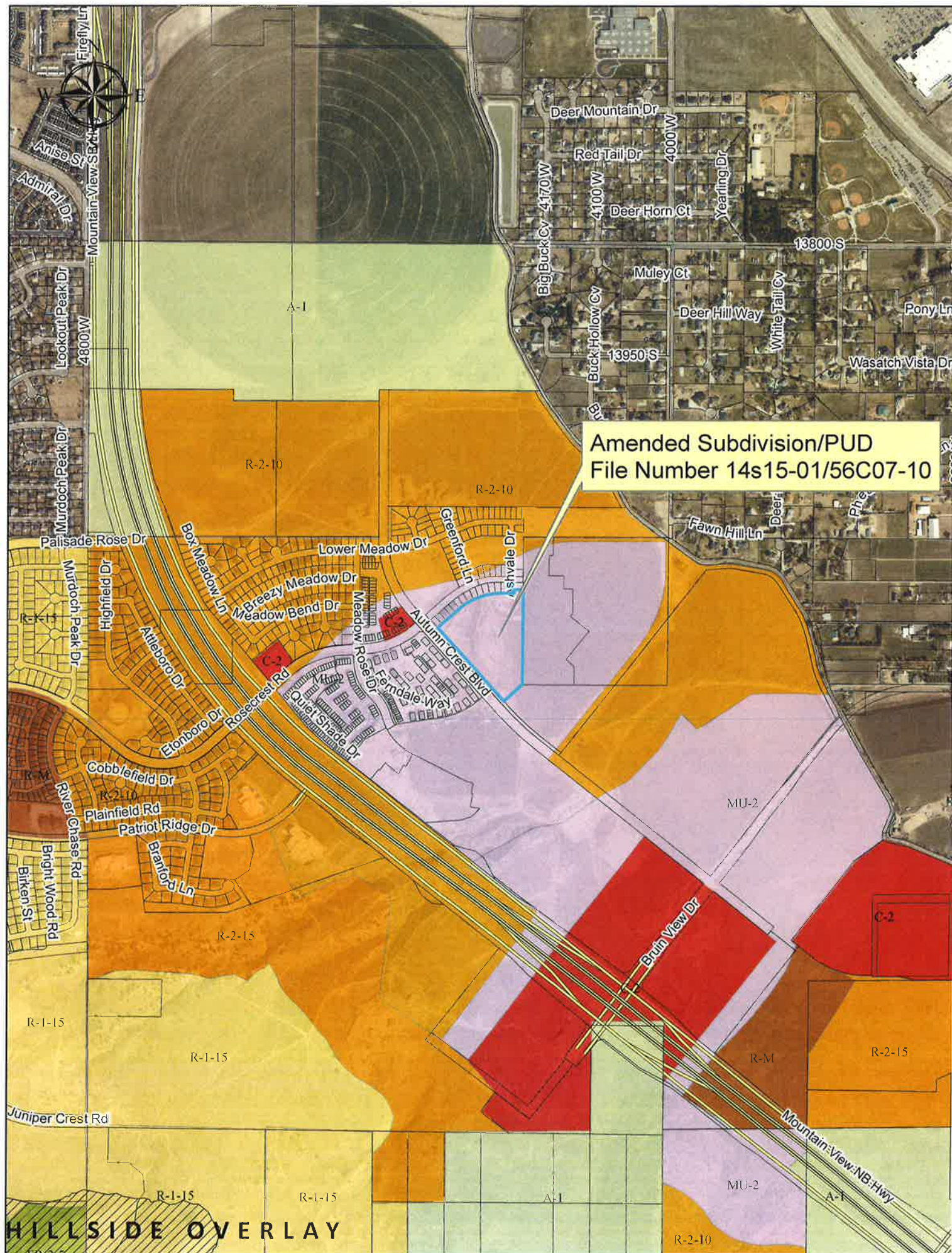
SCALE: 1:40



PARK HOUSE at ROSECREST Concept — Phasing (05.20.15)



SCALE: 1:250





Date of Meeting: 08/04/16	
File #	56C07-16
Applicant	Rosecrest Communities, LLC
Address	14473 S Autumn Crest Blvd
Request	Final Approval of Elevations (Pod 8)

Request for 56C07-16 - Meeting Date 8/4/2016

Rosecrest Communities, LLC is asking for approval of building elevations for Pod 8.

Site

The parcel is located at 14473 S Autumn Crest Blvd and contains 7.92 acres.

Zoning

The site is zoned MU-2.

Discussion

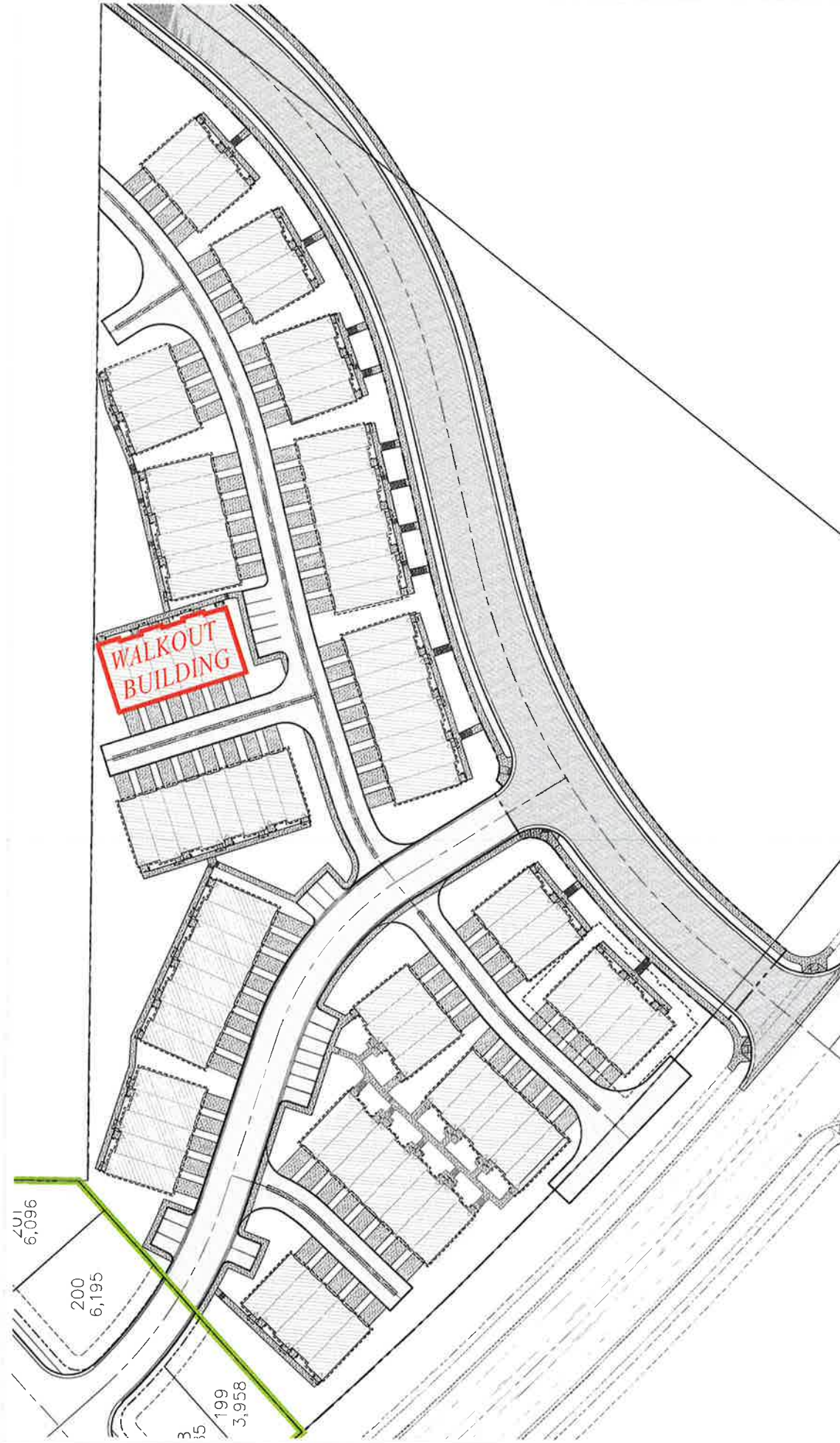
This pod was recently approved for 97 townhomes. The townhomes will be a rear loaded product, with alleys. They each have a single car garage and driveway for parking. The buildings will not have basements.

This is part of the Rosecrest development and is subject to their approved design guidelines. The applicant will have a materials board and a couple different color schemes to present to the PC during the meeting.

Recommendation

Staff recommends approval of the building elevations as submitted with the following requirements:

1. Buildings elevations to meet the approved Rosecrest design guidelines and receive ARC approval.



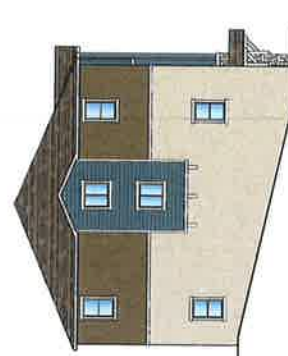
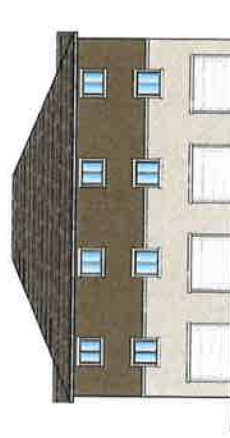
POD 8 – PAYTON’S QUARRY
Walkout Building (07.12.16)



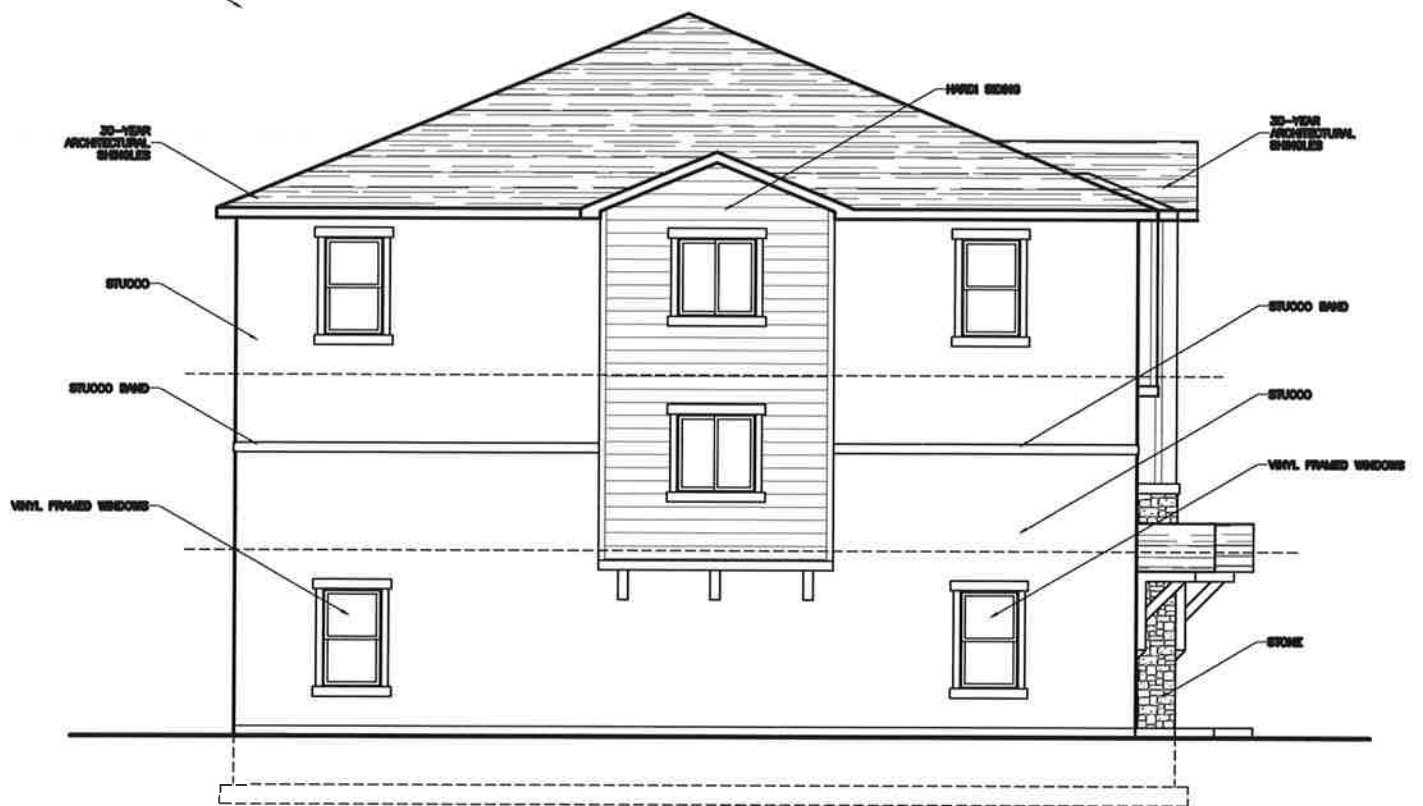
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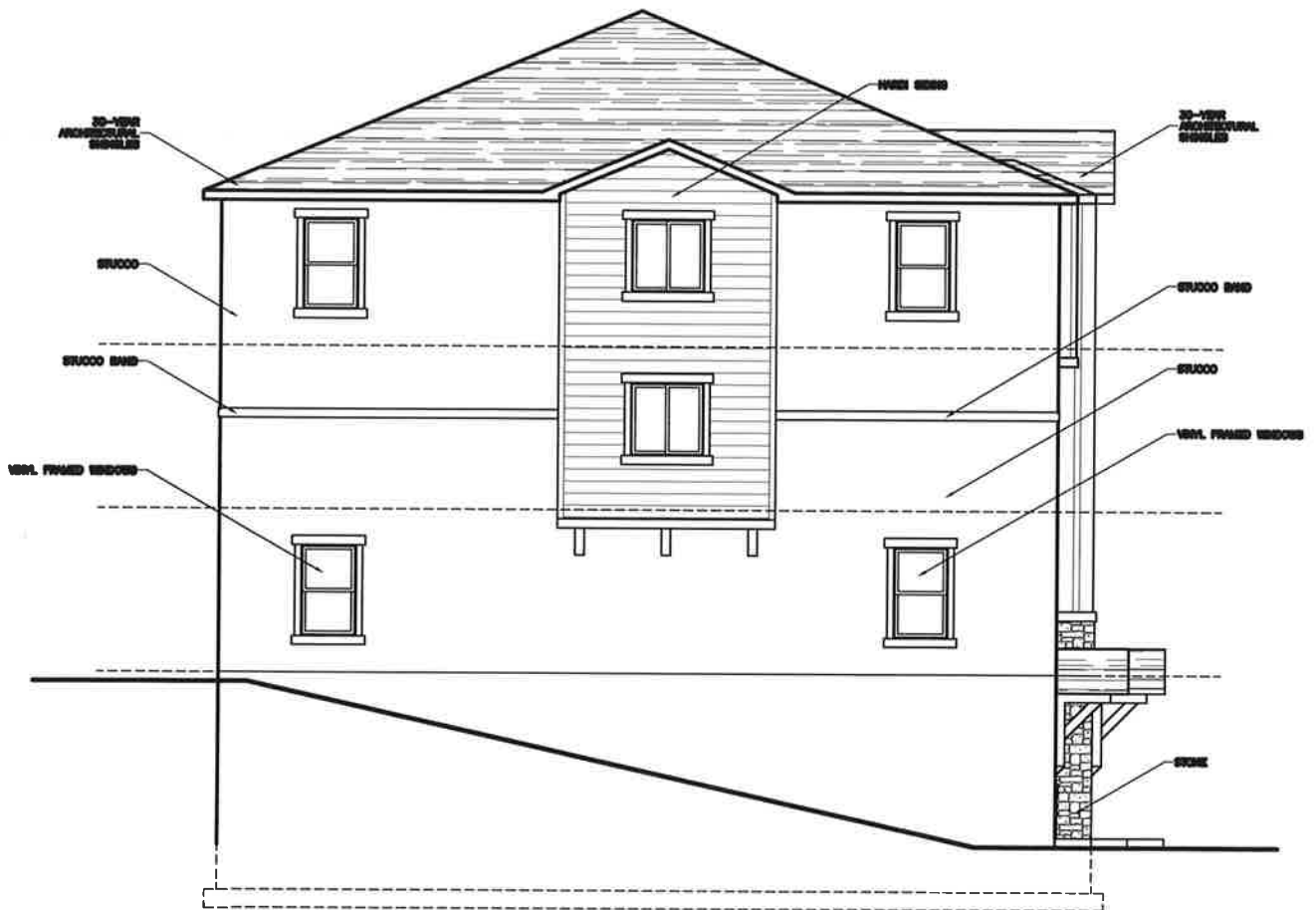
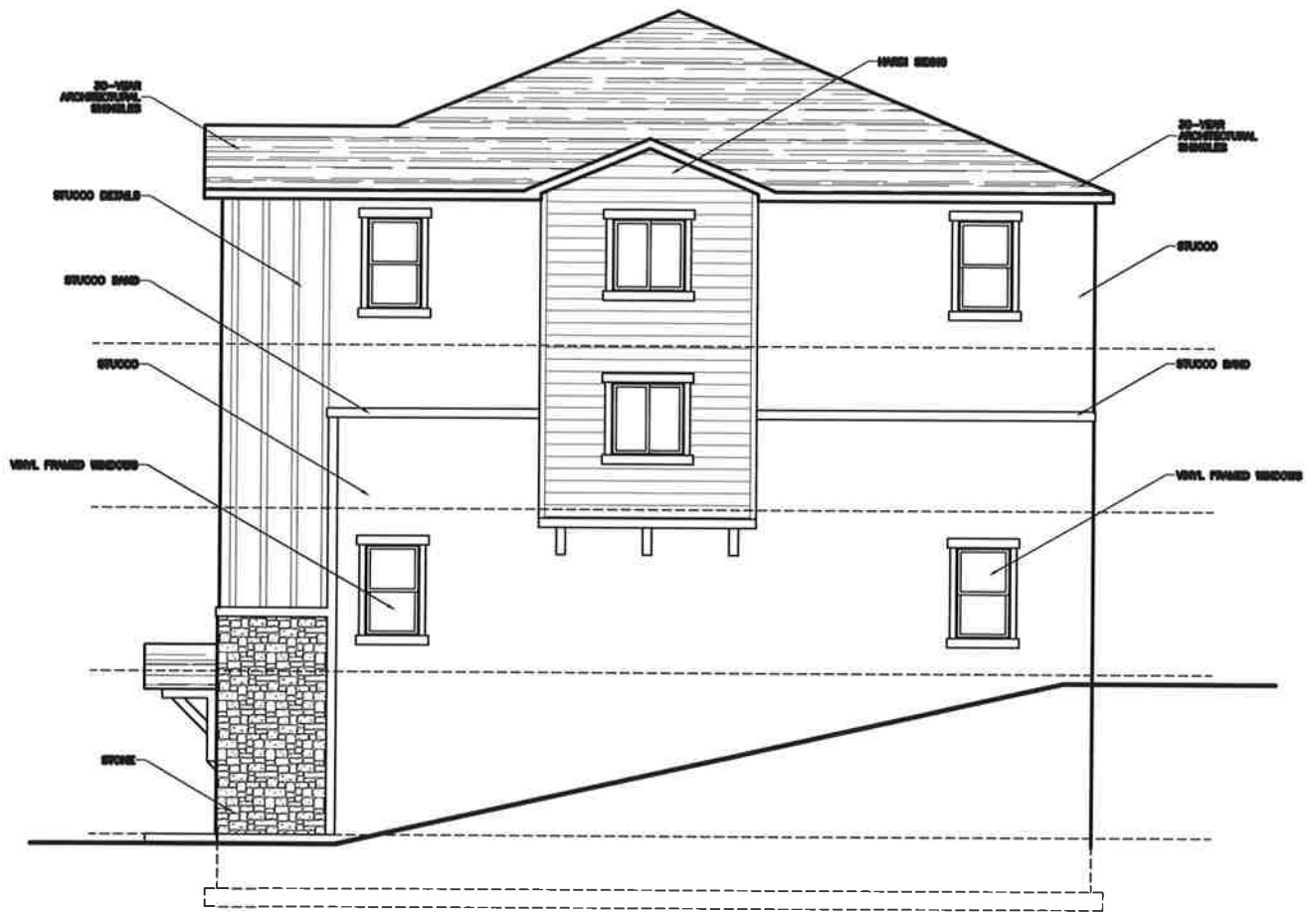


Typical Front Elevation











Date of Meeting: 08/04/16	
File #	21S16
Applicant	Herriman City
Address	3950 W Academy Parkway
Request	Proposed Subdivision for a Public Right of Way

Request for 21S16 - Meeting Date 08/04/2016

Herriman City is requesting to subdivide property for a public roadway dedication.

Site

The parcel is located at approximately 3950 W Academy Parkway and contains approximately 10 acres.

Zoning

The site is zoned A-1, MU-2, and R-2-15.

Discussion

This subdivision plat is to create Academy Parkway. This is proposed to be a 90 foot right of way. It begins at the end of existing Autumn Crest Boulevard, and then connects to Mountain View Corridor.

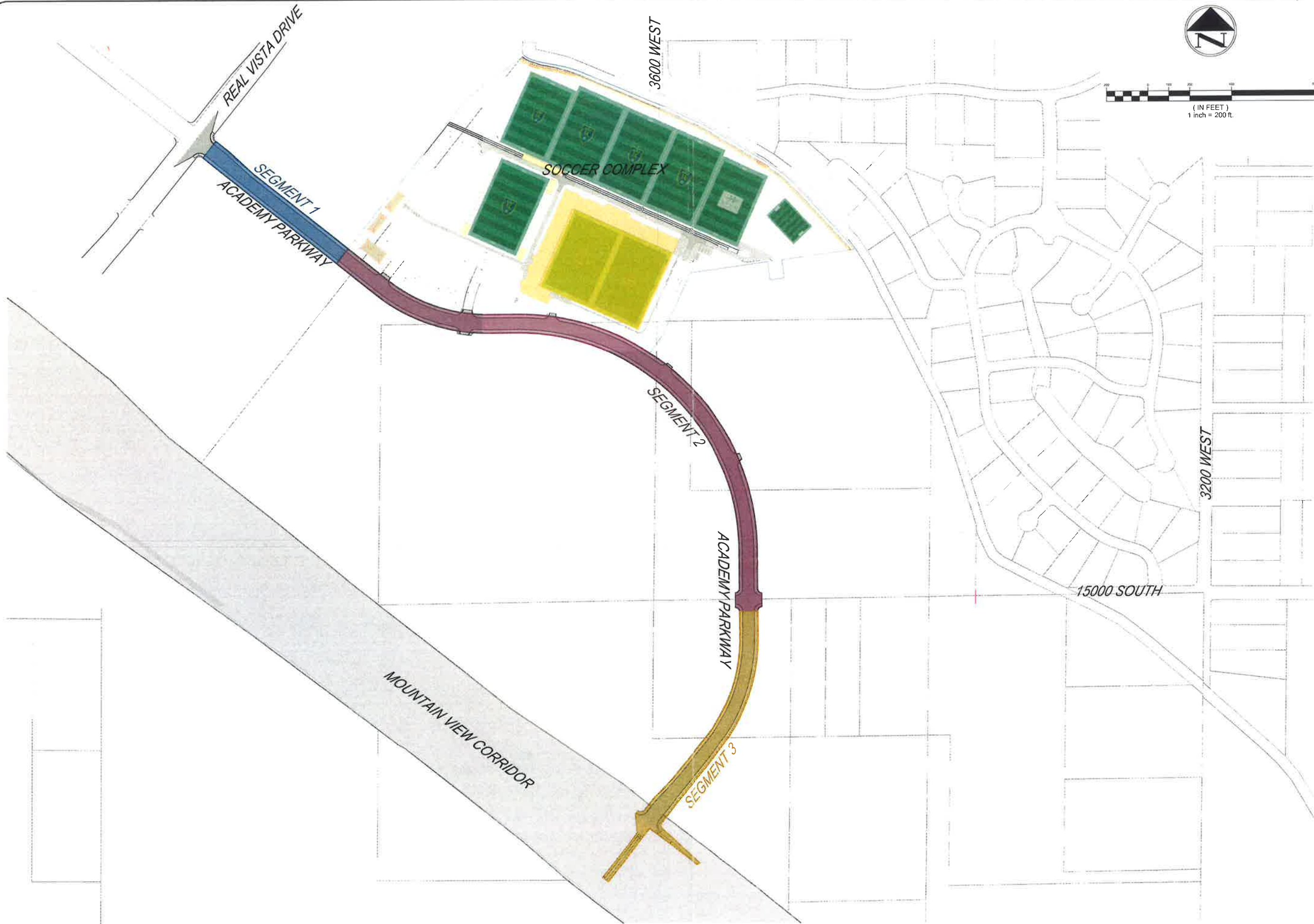
At the last meeting, the Planning Commission asked to see more information regarding the plat and traffic study for the road. Staff has provided additional information on the road, and also sent the traffic study to the PC for their review.

Recommendation

Staff recommends approval of the road plat for Academy Parkway.



P:\Shared Files\Projects\2018 South Hills\00-Cadd\00-Base - Autumn Crest Design\03-Final\2018 Roadway Cover and Striping.dwg May 24, 2016 - 4:00pm



No.	DESCRIPTION	BY	DATE

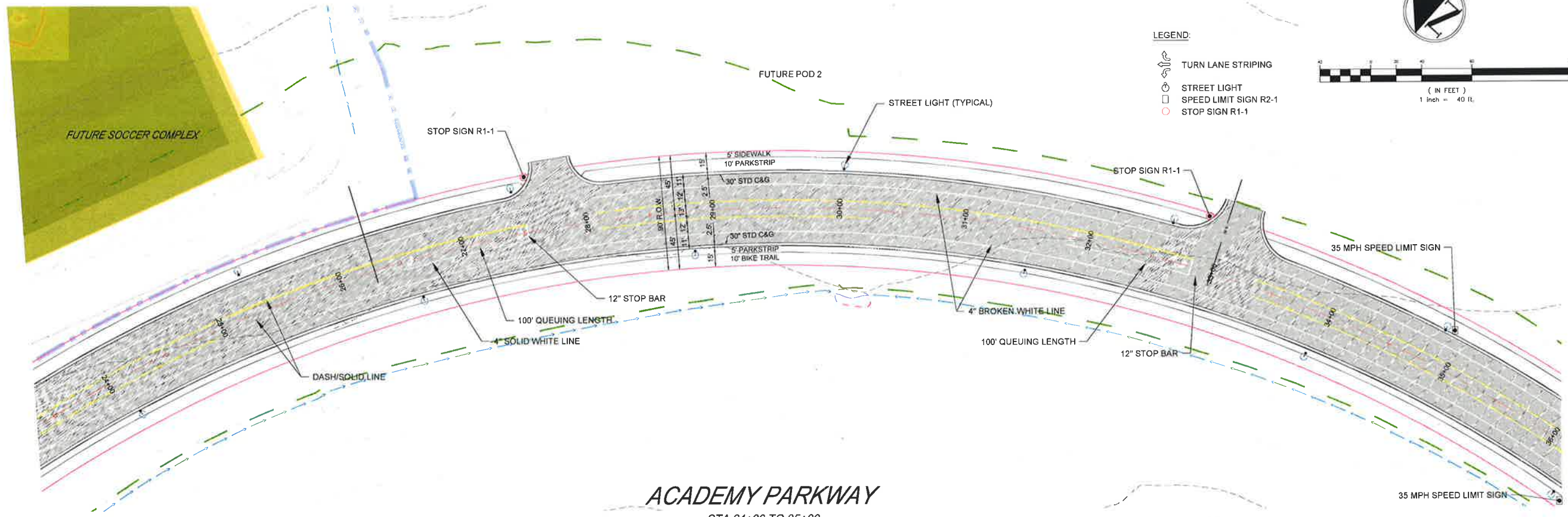
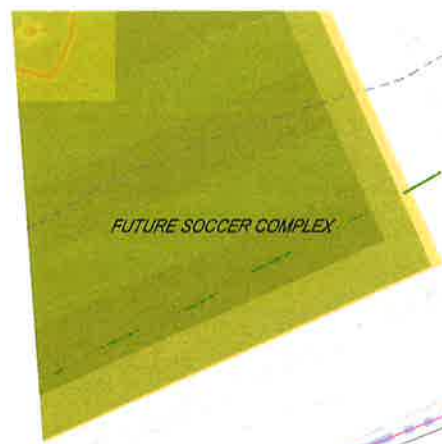
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SCALE (VERT):	N/A
DRAWN BY:	SPM
CHECKED BY:	RHD
DATE:	05.24.2016
PROJECT No.	2098

infinity
CONSULTANTS

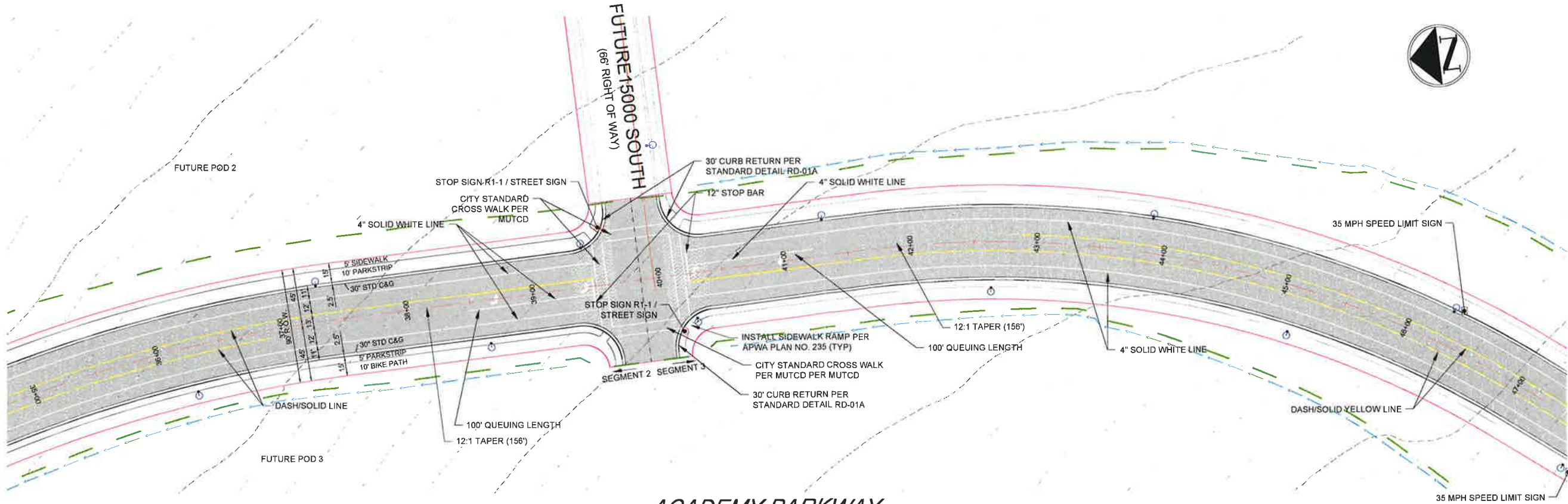
3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

SOUTH HILLS
ACADEMY PARKWAY
ROADWAY SEGMENT PLAN
HERRIMAN CITY, UTAH

SHEET
RS1



ACADEMY PARKWAY
STA 24+00 TO 35+00



ACADEMY PARKWAY
STA 35+00 TO 46+00

LEGEND:

- TURN LANE STRIPING
- STREET LIGHT
- SPEED LIMIT SIGN R2-1
- STOP SIGN R1-1



NO.	DESCRIPTION	BY	DATE

SCALE (HORIZ):	1"=40'
SCALE (VERT):	N/A
DRAWN BY:	SPM
CHECKED BY:	RHD
DATE:	07.12.2016
PROJECT NO.	2098

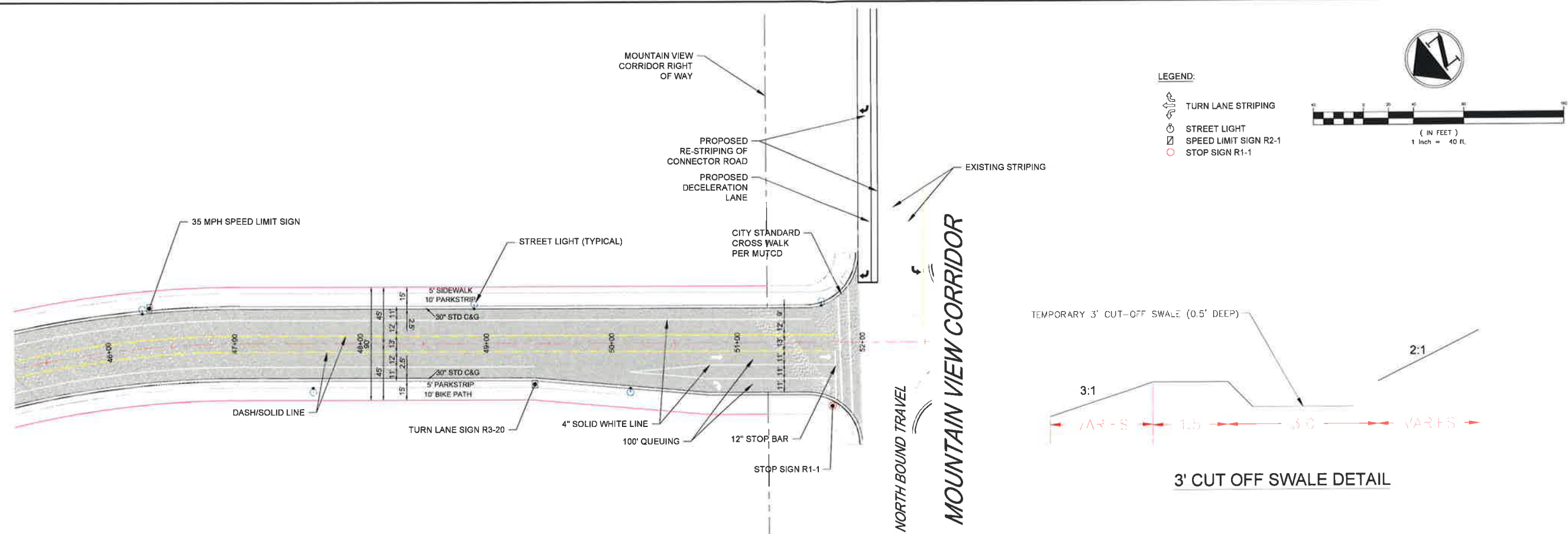
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CONSULTANTS

3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

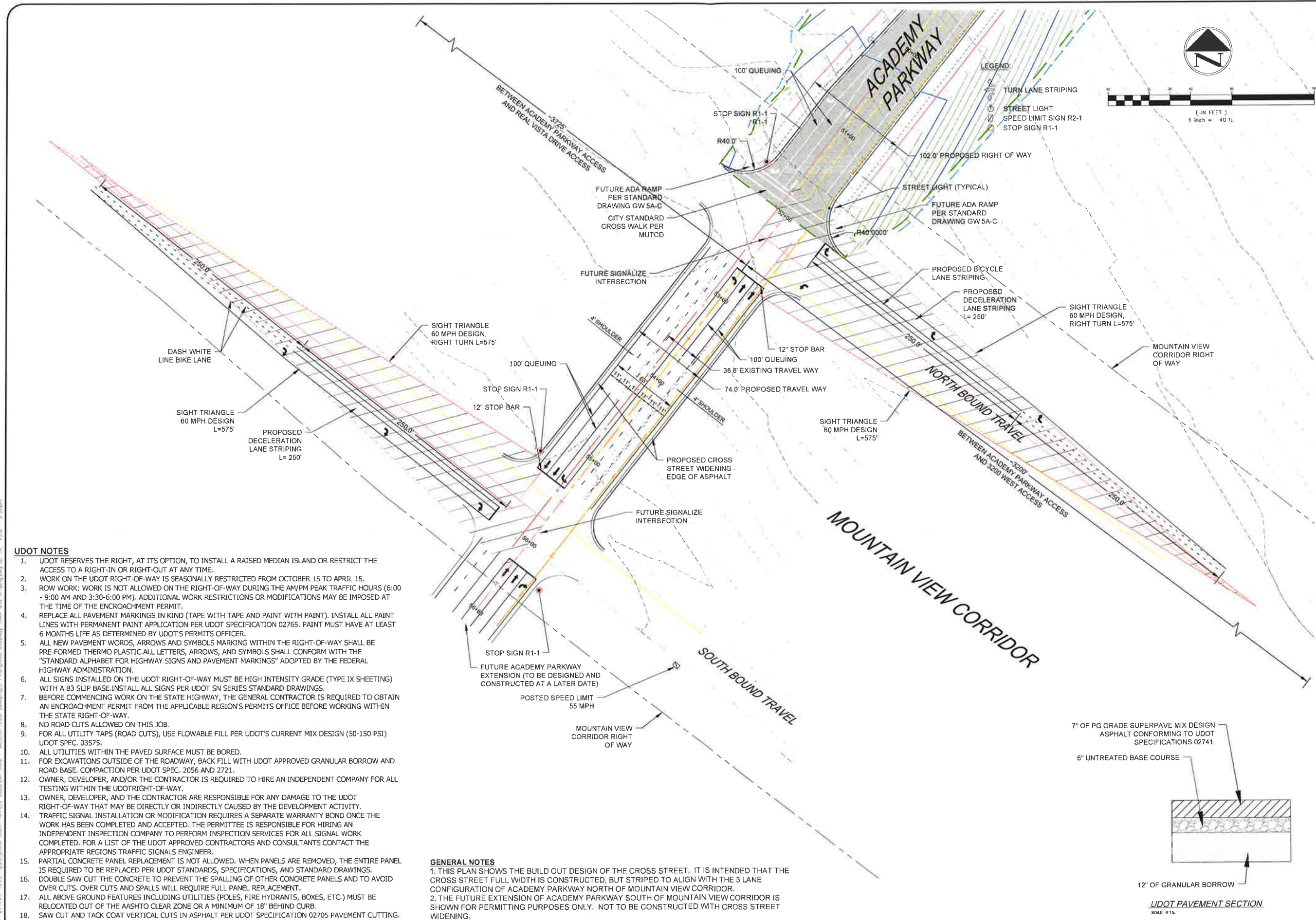
SOUTH HILLS
ACADEMY PARKWAY
STRIPING PLAN
HERRIMAN CITY, UTAH

SHEET
SP2

\\merrim\proj\proj\2098\South Hills\merrim\merrim\2098\07122016\07122016.dwg 2/19/2016 2:19pm



ACADEMY PARKWAY
STA 46+00 TO 52+00



UDOT NOTES

GENERAL NOTES



Date of Meeting: 08/04/16	
File #	26S16
Applicant	Anthem Utah, LLC
Address	12309 S Mustang Trail Way
Request	Plat approval for road dedication

Request for 26S16 - Meeting Date 08/04/16

Athem Utah LLC is asking for plat approval for a road dedication.

Site

The parcel is located at 12309 Mustang Trail Way and contains 3.912 acres.

Zoning

The site is zoned R-2-10.

Discussion

This street is being dedicated in order to provide access to the new elementary school. There is no residential development being approved as part of this application.

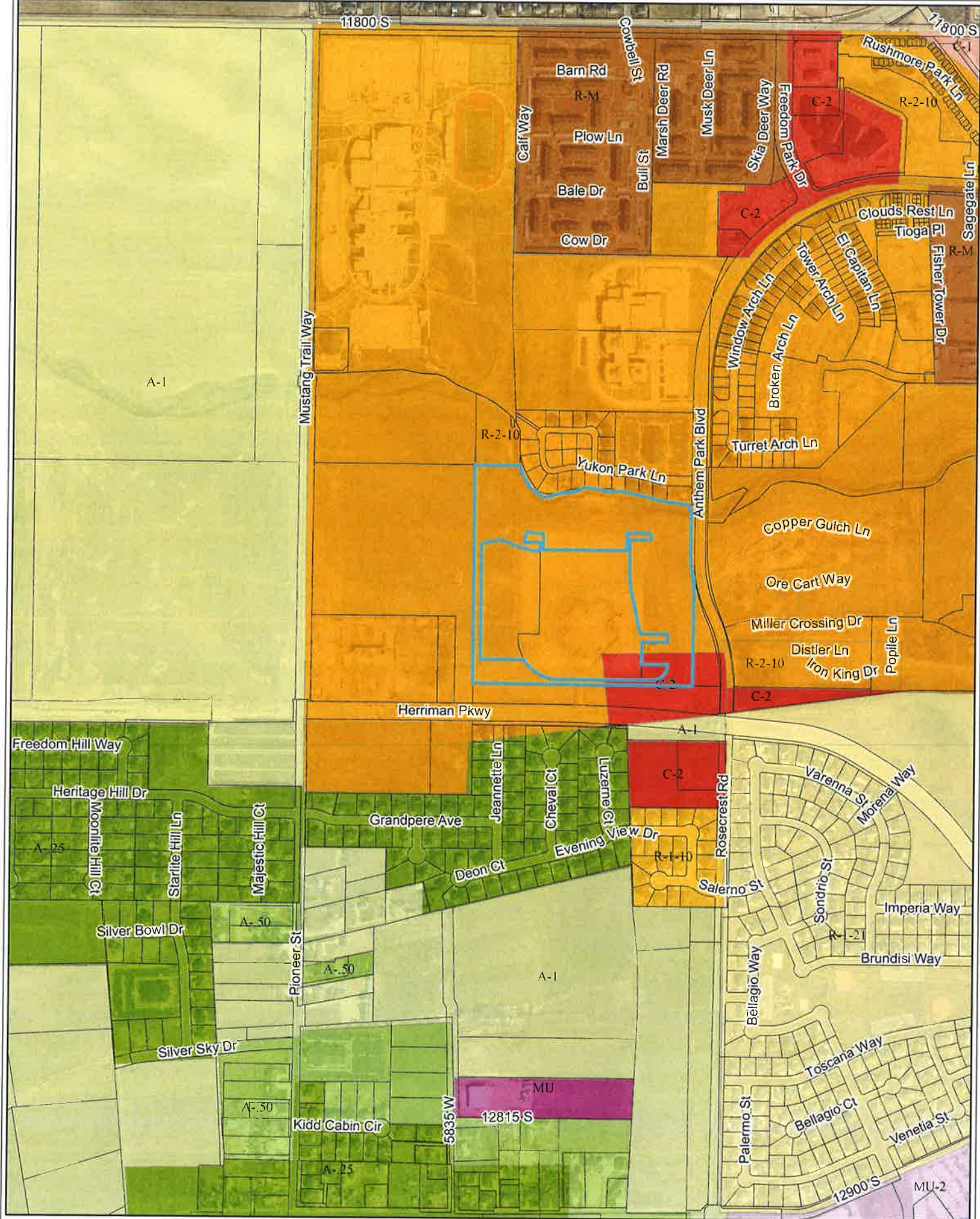
The right of way will be 63 feet wide. It will be constructed as a 60 foot right of way cross section, with an additional 1.5 feet in each of the park strips.

Recommendation

Staff recommends approval of the road dedication with the following requirements:

Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. The right of way shall be 63 feet wide.



Proposed Plat for Road Dedication File Number 26S16





Date of Meeting: 08/04/16	
File #	22S16
Applicant	DeHaan
Address	13850 S 7530 W
Request	Proposed Subdivision of 28 Single Family Lots

Request for 22S16 - Meeting Date 08/04/2016

Greg DeHaan is requesting approval for a subdivision of 28 Single Family Lots.

Site

The parcel is located at approximately 13850 S 7530 W.

Zoning

The site is zoned A-.25 with a zoning condition of up to 4 units per acre on the property, with a limit of 2 dwelling units per acre on the property adjacent to the west property line.

Discussion

The proposed subdivision is comprised of 3 different parcels. The largest parcel is approximately 9.68 acres. The applicant also owns two adjacent parcels to the north and is combining approximately 0.33 acres of these lots into the proposed subdivision.

This property was rezoned to A-.25 in 2014. The zoning was approved under the prior general plan and has a zoning condition (z/c) of “up to 4 units per acre on the property, with a limit of 2 dwelling units per acre on the property adjacent to the west property line”. The proposed subdivision is 28 lots on 10 acres, and is therefore 2.8 units per acre. The lots on the west side of the property are half acres, and therefore meet the requirement of 2 units per acre.

The developer will be required to install an agricultural fence along the west property line, adjacent to High Country, that will match the fences that have been approved in the adjacent subdivisions.

7530 West has recently been paved in this area. The developer will be required to complete the improvements on his side of the road, including curb, gutter, park strip, and sidewalk.

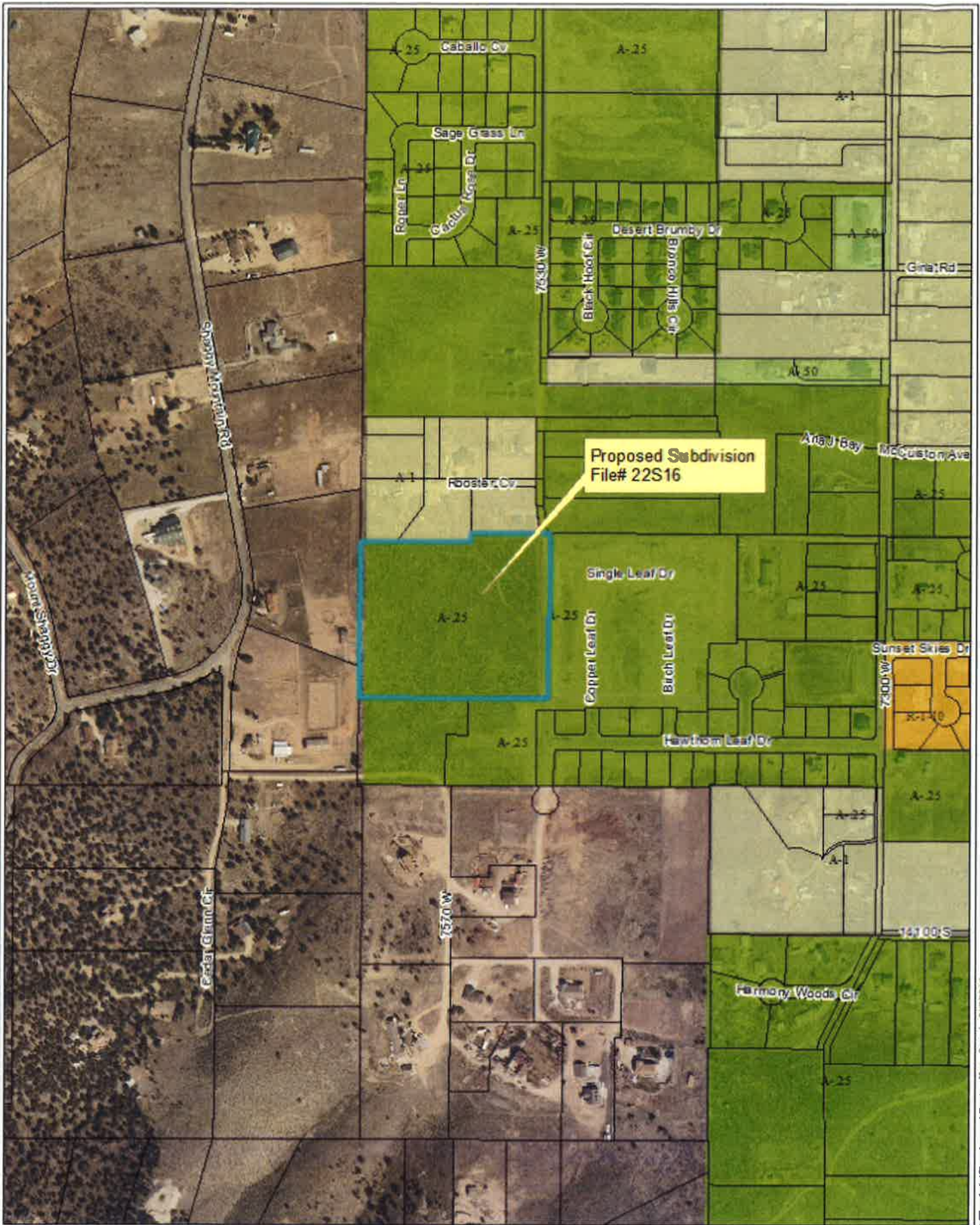
Recommendation

Staff recommends approval of the subdivision with 28 Single Family Lots with the following requirements:

Requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, including UFA.
3. Install curb, gutter and sidewalk on all public streets, including 7530 West.
4. Dedicate to Herriman City thirty (30) feet of right-of-way from the centerline of 7530 West.

5. Install a six (6) foot vinyl fence along 7530 West. The fence should meet the clear view requirements on the corner lots.
6. Install a six (6) foot agricultural fence along the west property line. This should be approved by staff. This should match the fence that has been installed by adjacent subdivisions.
7. All single family residential lots shall be landscaped per the City landscape ordinance. This includes the park strip along 7530 West.
8. Building elevations shall meet the single family design criteria as required by City ordinance.
9. No lots shall access onto 7530 West.
10. Work with engineering on detention requirements for the site. This may be met using an off-site detention pond.
11. Any existing overhead utility lines will need to be relocated underground.



Proposed subdivision
File# 22S16





LAND USE SUMMARY	
TOTAL ACRES	9.51 AC
UNITS	28
PROJECT DENSITY	29 DU/AC

GREG C. DE HAAN #2 SUBDIVISION
SUBDIVISION CONCEPT (07.05.16)



Date of Meeting: 08/04/16	
File #	18S14-01
Applicant	Callahan
Address	14369 S Oakfield Way
Request	Proposed Subdivision Amendment

Request for 18S14-01 – Meeting Date 08/04/2016

The request is for a subdivision to divide one townhome building into 4 lots.

Site

The parcel is located at approximately 14369 S Oakfield Way

Zoning

The site is zoned MU-2.

Discussion

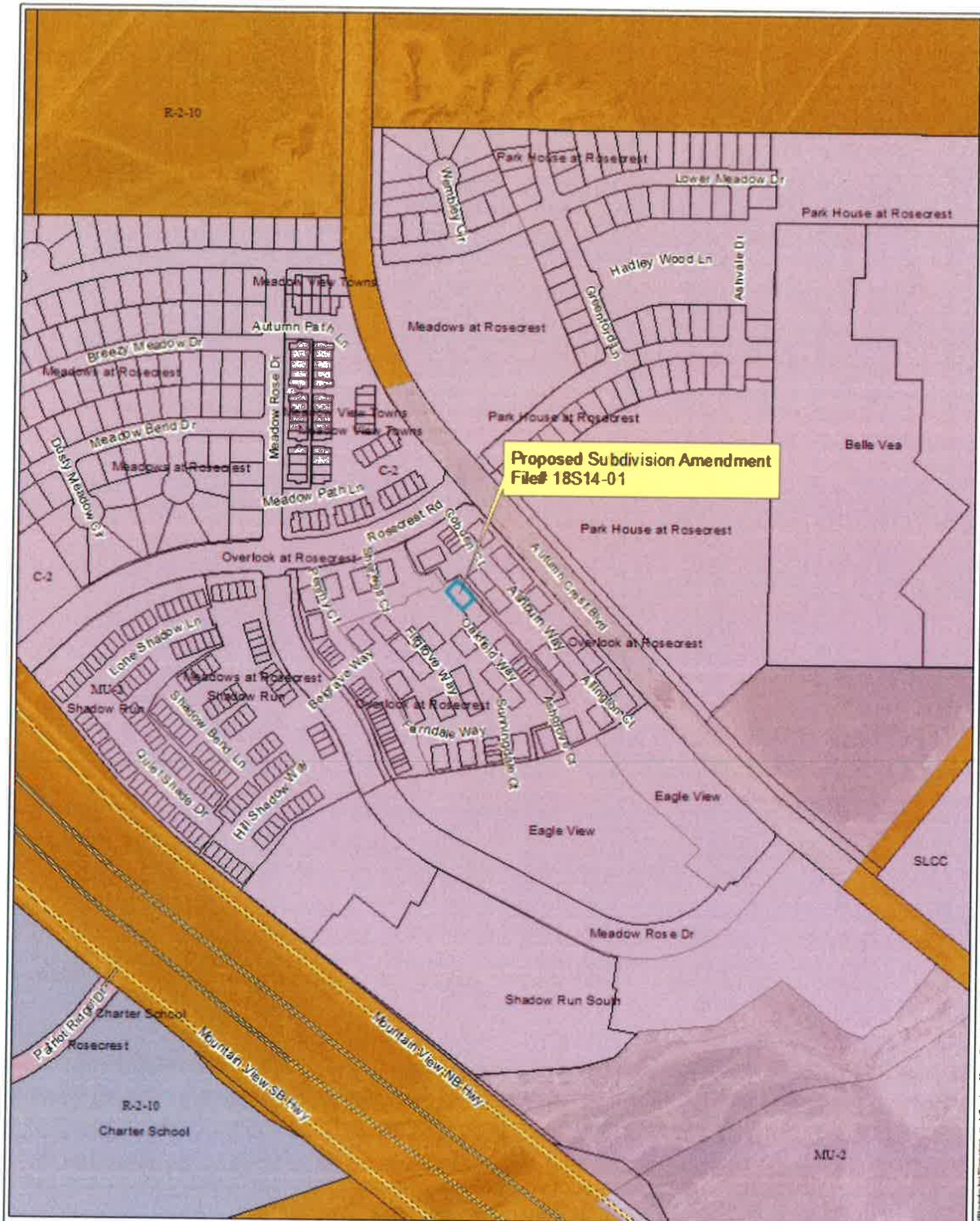
This is part of the Overlook subdivision in Rosecrest. The 196 townhomes in Overlook were approved in 2014 and began construction in 2015. The developer platted each of the townhome buildings as one lot, instead of each unit as an individual lot. The applicant is requesting to subdivide one of the buildings into 4 lots. This does not create any new units in the subdivision.

Recommendation

Staff recommends approval of the subdivision with the following requirements:

Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Work with engineering on providing separate utilities to each unit.
4. Prepare a plat to be reviewed and approved by the engineering department.



Proposed Subdivision Amendment
File# 18S14-01



Proposed Subdivision Amendment File# 18S14-01



LOCATED IN THE NORTH HALF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASIN AND MOUNTAIN

[illegible]

REAR: 24' OVERLOOK AT ROSECREST SUBDIVISION PHASE 2 AMENDING LOT C OF THE
REAR: 24' OVERLOOK AT ROSECREST SUBDIVISION PHASE 3, AND LOT C OF SOUTH HERRMAN SUBDIVISION
UNFINISHED

One of the many projects that the participating owners of the houses described on these lots have been planning and subdividing the same into city and street front lots and some also into two lots.

[illegible]

LOCATED IN THE NORTH HALF SECTION 7
TOWNSHIP 4 SOUTH RANGE 1 RES
SALT ARE 360 AND MEDIAN



Date of Meeting: 08/04/16	
File #	14Z16
Applicant	Herriman City
Address	
Request	Text Change to the Land Use Ordinance to create a Technology and Manufacturing Zone

Request for 14Z16 - Meeting Date 8/4/2016

Herriman City is requesting to create a new Technology and Manufacturing Zone (TM).

Discussion

The City has been interested in locating different types of businesses and uses in the City. During the last amendment to the General Plan, the Council approved the addition of a “Light Industrial Park/Business Park” designation. Currently, there are several hundred acres along Redwood Road with this designation.

Since our zoning ordinance requires all rezones be compliant with the General Plan, it is necessary to create a zone that best fits within this new “Light Industrial Park/Business Park” designation. None of our current Commercial or Industrial Zones align with the intent of the Light Industrial Park designation. The proposed Technology and Manufacturing will allow large business parks to be developed under specific criteria. It will require a master plan for the entire site. It also has landscaping and fencing requirements that will have to be met.

The ordinance proposes that all of the uses in the zone be conditional uses. The Planning Commission may be concerned about some of the uses, depending on the location of the property in the City. Since there is currently no property in the City with this zone, anyone who wishes to use the zone would have to go through the rezone process. When the Planning Commission and City Council review the rezone, they could put a zoning condition (z/c) on the property. That would allow the City to limit the uses on a specific piece of property. Staff recommends the Planning Commission review the list of uses in the draft ordinance and give direction on any that should be eliminated or added.

Recommendation

Staff recommends holding the public hearing on the new zone and giving staff any comments, suggestions, or changes to be made.

Chapter XX T-M Technology and Manufacturing Zone

10-XX-1: PURPOSE OF PROVISIONS:

10-XX-2: DESIGN AND SITE PLAN REVIEW:

10-XX-3: CONDITIONAL USES:

10-XX-4: PROHIBITED USES:

10-XX-5: OWNERSHIP:

10-XX-6: ZONING CONDITION

10-XX-7: MASTER PLAN:

10-XX-8: SETBACKS:

10-XX-9: BUILDING HEIGHT:

10-XX-10: COVERAGE RESTRICTIONS:

10-XX-11: PARKING:

10-XX-12: LANDSCAPING:

10-XX-13: FENCING:

10-XX-14: DESIGN CRITERIA:

10-XX-15: DEVELOPMENT AGREEMENT:

10-XX-1: PURPOSE OF PROVISIONS:

The purpose of the T-M zone is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

10-XX-2: DESIGN AND SITE PLAN REVIEW:

All development under this article shall require submission of a master plan for review by the planning commission. The review shall include, but not be limited to, architectural design and theme, building materials, lighting, signage, landscaping, parking, vehicular, bike and pedestrian access and paths, accessory structures, nuisance factors and natural and manmade hazards. The review process shall comply with the regulations of chapter 24, "Conditional Uses", of this title.

10-XX-3: CONDITIONAL USES:

Uses which are conditional within the T-M zone are as follows, except for those uses listed in this article as prohibited:

Agricultural (Horticulture)

Archery Shop and range, provided the use is conducted within a completely enclosed building

Building Maintenance Services

Cemetery, mortuary

Commercial Recreational Facility

Commercial Storage or Distribution (excluding junkyards and salvage yards)
Conference Center, Convention Center, Reception Center
Convenience Store
Electrical Substations and Power Transmission Lines, Municipal
Financial Institutions and Services
Golf Course, Country Clubs, and Putting Greens
Greenhouse and nursery; plant materials; soil and lawn service
Health/Fitness Club
Hotels and Motels
Laboratory – Medical, Dental, Optical
Light Manufacturing and Assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a. Do not process animal, vegetable, fish, or any food related products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators, and other ancillary equipment within a building or structure.
Medical and Dental Clinics
Medical Research Facility
Monopole, on a public or quasi-publicly owned utility site, and not in public parks unless an exception is granted by the planning commission
Offices, Professional
Oil & Gas Transmission Lines
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)
Parks, Playgrounds, Open Space, Trails and Greenways
Printing and Publishing Facilities
Public Utility Buildings and Other Above Ground Structures
Public/Civic Buildings
Research and Development Facilities
Restaurant
Schools – Vocational and Technical
Sporting Facilities, Arenas
Sports Fields
Temporary Construction Buildings & Yards (12 months maximum)
Temporary Sales Office (12 months maximum)
Warehousing and Wholesale Distribution with no outside storage

10-XX-4: PROHIBITED USES:

Regardless of zoning designation, unless it is found that the use is compatible within the technology and manufacturing zone, the following uses shall be prohibited. The planning commission may deem additional uses to be prohibited based on a finding that the use is similar in nature, function and operation to the prohibited uses listed in this section:

Agency for the sale of new or used motor vehicles, trailers and/or campers.

Airport.

Open storage for recreational vehicles.

Sexually Oriented Business

Transfer company.

10-XX-5: OWNERSHIP:

All master planned development shall be under unified control at the time of application and shall be planned and scheduled to be developed as a whole. The area shall be in one ownership or control during design and construction to provide for full supervision and control of the development, and to ensure conformance with these provisions and all conditions imposed upon the preliminary and final development plans.

10-XX-6: ZONING CONDITION:

A zoning condition, per section 10-6-4 of this code, may be placed on property at the time of zoning in order to restrict or prohibit uses or building heights that would not be compatible with the residential adjacent to the area.

10-XX-7: MASTER PLAN:

A master plan shall be reviewed and approved by the planning commission prior to any development in the technology and manufacturing zone. The master plan shall include a minimum of fifty (50) acres. The plan will establish where types of uses will be located and the compatibility of adjacent uses in the development. It should be the goal of the master plan to create natural buffering through the location of compatible uses. The master plan should include the following:

- A. Building orientation, size and type;
- B. A land use plan that determines where technology, manufacturing, office, and commercial uses will be located;
- C. Identification of buffering, screening or distance used to mitigate possible noncompatible uses;
- D. Parking areas and vehicle access to the site;
- E. Engineering issues, to include grading, drainage, sewer and other utilities;
- F. Compatibility with uses on adjacent properties.

10-XX-8: SETBACKS:

All setbacks will be determined as part of the master plan, but in no case shall the setbacks be less than thirty (30) feet from any property line.

10-XX-9: BUILDING HEIGHT:

No building or structure shall exceed forty five feet (45') in height, unless approved by the planning commission, but in no case over seventy five feet (75').

10-XX-10: COVERAGE RESTRICTIONS:

No building or structure, or group of buildings, with their accessory buildings, shall cover more than seventy percent (70%) of the area of the lot.

10-XX-11: PARKING:

The parking requirements established in chapter 21 of this title shall apply to all technology and manufacturing zone development.

10-XX-12: LANDSCAPING:

A. All new development shall require a minimum of twenty percent (20%) of the total site landscaped and must meet the landscaping requirements found in this chapter. All landscaped areas shall be planted with live plant material and include a permanent automatic irrigation system. The owner, tenant and agent shall be jointly and individually responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

1. Up to a ten percent (10%) reduction in the required landscaping may be granted by the Planning Commission as part of the master plan if the developer provides additional amenities on site, including, but not limited to: water features, sports courts, gazebos, connection to a master planned trail, and additional landscaping plantings.

B. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20') behind the property line for all main uses in the T-M zone. Such area shall include a permanent sprinkler system to ensure adequate maintenance, and shall comply with section 10-19-18 of this chapter. The planning commission may modify the landscaping requirements herein for any conditional use. The required landscaping must include:

1. Fifty percent (50%) of the landscaped area planted with shrubs, flowers and trees; and
2. The landscaped setback must include a berm that is a minimum of two feet (2') high as measured from the grade of the sidewalk.

C. Parking Lot Landscaping

1. Interior parking lot landscaping is required for any vehicular use area of twelve (12) parking spaces or five thousand (5,000) square feet of pavement, whichever is greater.
2. The minimum amount of required landscaping in the parking lot shall be five percent (5%) of the lot interior. This landscaping counts towards the overall requirement for landscaping on the site.
3. For the purpose of computing the total interior area of any parking lot, all areas within the perimeter of the parking lot shall be counted, including planting islands, curbed areas, corner areas, parking spaces, and all interior driveways and aisles, except those with no parking spaces located on either side.
4. Deciduous shade trees shall be planted within all parking lots on the basis of one tree for each twelve (12) parking spaces. The required trees may be clustered in planter bays or islands, but shall be located throughout the parking area to divide and break up expanses of paving and long rows of parking spaces and to create a canopy effect.
5. Planter bays or islands containing trees shall have a minimum planting area of twenty five (25) square feet, and shall have a minimum width of five feet (5') measured from the back of the curb.

10-XX-13: FENCING:

A minimum eight foot (8') decorative masonry wall is required between warehousing or commercial uses and agricultural or residential zones. A higher fence or wall may be allowed or required by the planning commission in unusual circumstances. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the planning commission.

10-XX-14: DESIGN CRITERIA:

- A. All retail development must comply with the design criteria as required in section 10-13B-15 of this title. Building elevations will be reviewed and approved as part of the master plan.
- B. All non-retail building elevations will be reviewed as part of the master plan process. Brick and stone accents should be used on buildings where possible. Metal buildings are not allowed.

10-XX-15 DEVELOPMENT AGREEMENT:

All development in the T-M zone shall require a development agreement to be reviewed and approved by the City Council.



Date of Meeting: 08/04/16	
File #	02G16
Applicant	Herriman City
Address	
Request	Update to the Transportation Master Plan

Request for 02G16 – Meeting Date 8/4/2016

Herriman City is requesting an amendment to the Transportation Master Plan.

Discussion

This is an amendment to the Transportation Master Plan. It is considered an element of the General Plan, and therefore required to be reviewed by the Planning Commission. The amendment is necessary in order to add the SLR and Dansie Annexation areas. Other changes were made to update the road layout based on current and future developments.

After the Planning Commission makes a recommendation, the Master Plan will be noticed for a second public hearing and final decision with the City Council.

Recommendation

Staff recommends approval of the amendment to the Transportation Master Plan